



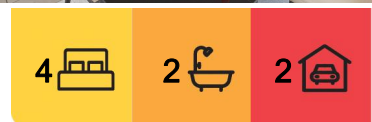
## Murrumba Downs, 21 Warburton Street

### Freshly Painted Lowset in Incredible Riverside Location

Perfectly positioned on a quiet inside street, within just metres of the Pine River and its leafy parkland, walking tracks and riverfront beach; this immaculately presented home is ready to move into or rent out immediately.

The home has had a recent refurbishment that includes fresh neutral paintwork, new carpet, upgraded lighting/switches and fencing, and provides a wonderful 1st impression upon entry. The high ceilings throughout provide a feeling of spaciousness and the north/east facing aspect at the rear ensures the home captures plenty of natural light.

The floorplan includes 4 sizeable bedrooms, 2 tidy bathrooms, a well-appointed kitchen, an open plan family/dining area and separate lounge room. The family room extends out to a covered alfresco area that overlooks the level backyard. The double lock-up garage has a freshly painted floor and provides excellent vehicle accommodation.



**For Sale**  
For Sale Now

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[ljhooker.com.au/39G8F1R](http://ljhooker.com.au/39G8F1R)

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**LJ Hooker Aspley | Chermide**  
**(07) 3263 6022**

The property's practical, family friendly design is complemented by its coveted location which is set within one of Murrumba Downs's most popular and tightly held riverfront estates. The property is surrounded by quality homes and its position so close to the river will appeal to buyers seeking an active lifestyle in a tranquil surround. Murrumba Downs Shopping Centre (Coles and Specialty stores) is within a 5-minute drive of the home and both Westfield North Lakes and Kallangur Train Station are within a 10-minute drive. Being a family friendly location, there are a variety of excellent public and private schools within a convenient distance of the home.

Every now and again something extra special comes along, and this home is certainly one not to be missed.

Features you will love, include:

- \* A wonderful location just metres away from the Pine River which includes walking tracks, tranquil parkland and a riverfront beach
- \* Lowset brick and tile construction —Recent upgrades include fresh neutral paintwork, new carpet, upgraded lighting/switches and new fencing at the rear. The home is immaculate and ready to move into or rent out immediately.
- \* High ceilings throughout provide a sense of spaciousness
- \* Two separate living areas including an open plan family/dining area and separate lounge room. These two separate areas provide space and separation in a busy family home.
- \* A well-appointed kitchen with quality appliances (gas cook top, wall oven and dishwasher), plenty of bench space and storage
- \* 4 sizeable bedrooms; Master bedroom with ensuite and walk-through robe
- \* A family bathroom with bath, shower and separate toilet
- \* The kitchen and family/dining area adjoin and extend out seamlessly to the covered alfresco entertaining area. This alfresco area is ideal for outdoor dining and relaxation and overlooks the backyard.
- \* A larger than standard internal laundry
- \* Excellent vehicle accommodation including a double remote lock-up garage
- \* A fully fenced backyard perfect for families, pets and avid gardeners
- \* So many superb extras including ceiling fans, air-conditioning, blinds and security screens
- \* A convenient distance to Murrumba Downs Shopping Centre (Coles and Specialty stores), Kallangur Train Station and Westfield North Lakes.

Make your move with confidence —this is space, privacy & practicality at its absolute best. The location is superb and the home is stunning —to avoid your disappointment, act quickly. For further information or to arrange your inspection, please contact DANIEL WATERS or JACOB BALL.

Quick Facts:

Land Size: 413sqm

Year Built: Circa 2005

Aspect: South/West Facing (North/East at the rear)

Council Rates: \$546.85 /Qtr

School Catchments: Undurba State School and Murrumba Downs State High School

Market Rent Assessment: \$700-\$725 per week



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## More About this Property

<b>Property ID</b>	39G8F1R
<b>Property Type</b>	House
<b>Land Area</b>	413 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Liveability

### Daniel Waters 0412 847 849

Principal, Registered Valuer and Sales Consultant | [dwaters@ljhooker.com.au](mailto:dwaters@ljhooker.com.au)

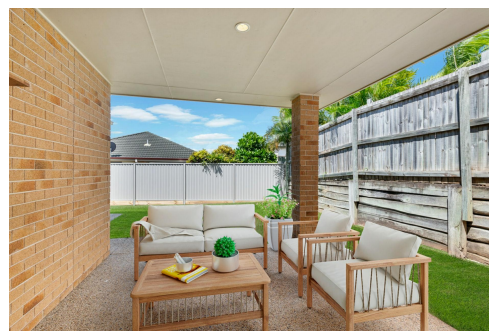
### Jacob Ball 0417 649 903

Co-Agent “ Daniel Waters Team | [jball@ljhooker.com.au](mailto:jball@ljhooker.com.au)

### LJ Hooker Aspley | Chermside (07) 3263 6022

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Whilst every attempt has been made to ensure accuracy,  
Floor Plans are representative and should be used as a guide only

**LJ Hooker**