



13 North Street, Rosenthal Heights

STUNNING PLACE to CALL HOME, WHAT SPACE and OUTLOOK NORTH

For those who prefer the larger yard, where you have room to chase the grandchildren, kick a football, for those who simply wish for that place where you can kick back, enjoy each day, explore and nurture your landscape. Current owners, a retired couple, really have enjoyed their move from the coast to our region, they embrace it all in a big way, so much so they are looking to upsize and have more room to develop our region renowned lifestyle.

Their decision to move on, affords you our Buyers a great opportunity to take this property for yourselves, come live the dream with us here. The home in its time has been constantly embellished and upgraded. This is a wonderful, wonderful property, be ready for the desire that will wrap its arms around you. Come on, let us walk you through a few of the key elements of this property.

- a wide and welcoming foyer welcomes you;
- you have extensive concrete driveway, a circular driveway, all allowing easy access in and out of the home. Excellent access also to the designated Caravan or Motorhome accommodation, carport; side gates into the rear yard;

4 2 5

FOR SALE

\$1,185,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Warwick
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- there are four Bedrooms, all with built in robe;
- a generous Ensuite and Main Bathroom
- a glam Kitchen, linking both expansive Lounge and Dining rooms, opening to the great outdoor living too;
- all appliance have been upgraded under this ownership, you have a new cooktop, it links to auto range;
- quality carpet and ties throughout;
- the original garage on the residence itself, was retro fitted for a large living, games or rumpus room;
- the colorbond Garage and Workshop is easy a four vehicle, boat or other space, plus generous workshop also within this space;
- you have 48 solar panels, quite a new array feeding back into the Ergon Power Grid;
- here you have gas constant hot water system and rainwater tanks;
- the landscape has had much care and improvement, a private and well groomed space;
- fencing is secure, excellent for children or your much loved pets;
- the vista and outlook north across the valley are enviable indeed, evident in the images shared;
- your proximity to our Warwick City Centre, Hospital, Shopping and Schools from this elevated location, will see you getting to where you need to go, expeditiously and effortless.
- Sellers are avid table tennis and pickle ball players, hence one of their generous living rooms houses their table tennis table;
- Air Conditioning is new, quality, capable reverse cycle split system units,
- there is a Kemlan Slow Combustion Wood Heater, a great firewood storage area with easy access to the home;
- new LED Lighting has been applied to the interior and externally too;
- your north facing outdoor living area has a colorbond insulated roof;
- our home has quality glazing all with security screens;
- our Sellers have in their time installed new toilet suies in each bathroom, our bathrooms do feel like new;
- the new ceiling fans are whisper quiet and all that is required during our regional summers;
- your Laundry is well located within this excellent floor plan and layout.

Dear Buyers, know we have so much to share with you, we look forward to your enquiry and your viewing when you can schedule suitable to yourselves. I look forward to ensuring you have all the time required, that gives you the confidence in knowing this is one very comfortable property. Quiet caldesac living, amongst fabulous neighbours who like yourselves, adore life here on North Street.

MORE DETAILS

Property ID	MCRH85
Property Type	House
Land Area	3481 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Fire Place
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Grey Water System
	Water Tank
	The northern outlook of the living rooms here
is beautiful	two Lounge and Dining Rooms plus...

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