



Rosenthal Heights, 196 Lyndhurst Lane

OUTSTANDING, WELL LOCATED, LIFESTYLE,
QUALITY PLUS

There is lots to share regarding this amazingly comfortable property. I shall get the main features to you straight up, then embellish further my notations to you all.

This classy property is built of solid Warwick Brick, nil extrusions, a solid and very attractive brick made locally at our historic Warwick Brick Works. Through the life of this property it has been established well for low maintenance, and to take full advantage of its wonderful aspect and outlook.

Here you will find a perfect aspect for all seasons, formal and informal Living and Dining rooms, both open plan, affording you an expansive space in which to furnish your lives here. Our Kitchen, goodness it is to die for gorgeous. The entire home in all areas is spacious, well organised, providing an ease of access all round.

Kitchen has newer appliance, wall oven, dishwasher, cooktop and range hood. The natural hue throughout the everyday living, dining and kitchen blends seamlessly with the natural Iron Bark trees outside, the blues, greens and yellows of the land around you here.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

4

2

8

For Sale
Please Call

View
ljhooker.com.au/KYXH85

Contact
Leanne Cameron
0438 852 188
leanne@ljhw.com.au

LJ Hooker Warwick
(07) 4661 8100

Our more formal lounge, dining and living provides you a more subdued space in which to settle, in those crisp, colder, frosty months during our true Winter, the slow combustion wood fire assists the quality reverse cycle air conditioning provide you and yours the absolute best winter warmth and ambiance.

Bedrooms, well there are four. Our Sellers have used the fourth as a designated office and library in their ownership. You may like to do so too. However, this is our fourth Bedroom should you not.

Our master bedroom and other bedrooms have bay window which creates a very desirable additional space in each, the master has a very spacious bathroom, a glass less shower area, a large spa bath toilet and vanity. Ample space here in the Ensuite. there is an excellent walk in robe, plus dedicated built in duchess space. Lighting throughout our home is excellent inside and out.

Sheds and Garaging, well here you are spoilt for choice and all with excellent, easy access.

The rear yard is home to our purpose built new shed 12 x 12 metre area, with a bay for caravan, motorhome, horse float, or up to four vehicles, then you have a double bay secure shed space here, with workshop, a well engineered mezzanine , plus again room for another four vehicles. To the front of the home you have a brick double Garage, plus an excellent space that was built to be a designated store room, but could be an excellent office or other also. It is entirely up to you. Over the years our dear owners have had friends and family come to the property, plug their vans in and stay awhile, the property has a 15amp plug, also 3Phase, the electrician shares what is installed here is suitable for those who need charge electric cars. To share further the Sellers Caravan was a nineteen foot van, plus tow bar.

Outdoor living is well catered for here, you have a very desirable and private yard area with many places to lose yourself when home to rest, work or play. There is also an insulated roofed area, one the Sellers have enclosed. However, this can effortlessly be opened up should you choose to do so.

Internally the Sellers did upgrade the property under their ownership, I can explain this more so when you call to enquire, or when we are viewing together.

I look forward to welcoming you to our property and remain able to assist you further by phone as required.

Leanne remains ready to take your call any time, any day.



LJ Hooker Warwick
(07) 4661 8100

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

Property ID	KYXH85
Property Type	House
Land Area	3368 m2
Including	Ensuite Study Air Conditioning Toilets (2) Spa Fire Place Courtyard Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Water Tank

Leanne Cameron 0438 852 188

Salesperson | leanne@ljhw.com.au

LJ Hooker Warwick (07) 4661 8100

Suite 2, 24 Palmerin Street, WARWICK QLD 4370

warwick.ljhooker.com.au | office@ljhw.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Warwick
(07) 4661 8100**