



23-25 Verney Drive, Sladevale

ABSOLUTE CLASS and COMFORT, a STUNNING LOCATION, PRESTIGE PLUS PROPERTY

This home has multiple living areas, our home can effortlessly be a four or five bedroom property. Presently our owners use the fifth bedroom as an expansive pool, living room. However, you can use as a second main should you wish. I adore this area of the home, as it opens out to the outdoor living, to the rear yard where family can work, rest and play.

Structures on this land are our residence, an expansive undercover outdoor living area separate to the residence, a double bay shed and workshop. The rear yard is terraced by way of sandstone block retainment with stairs, leading to the upper area of the allotment. the front slopes gently down to the Drive, a curved concrete driveway leads you to your generous double remote garage, this with internal access to the residence. Ergon Electricity Bills will be manageable, you have 8.2kW of Solar Panel array feeding back into the grid here. The landscape has had much effort in ensuring it is an enjoyable space, low maintenance space.

Driving down Verney Drive, arriving at the front of this property, it is

5 2 4

FOR SALE
\$1,250,000

VIEW
By Appointment

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



obvious that you have arrived somewhere special, set well back and elevated from Verney Drive, you will very quickly feel desire welling up, anticipation of what may be inside. Come on in, let us open the welcoming timber front door together….

Absolute Class is the feeling that envelops all who enter this wide foyer, from the floors, left to the formal dining room, or additional media or sitting room, right to the designated office, then straight ahead to the expansive Kitchen and Everyday living, the hub of this home. This plan, the layout are conducive to harnessing the elements, you have great airflow, excellent natural light, the rear full length outdoor living a warmth and sunshine harness in the winter months, a place to capture the sun, your privacy, but none of those crisp, cold winter winds.

Your Master Bedroom, Ensuite and Walk In Robe are at one end of this residence, all other Bedrooms are on the opposite end of the home. Every room in this residence has an outlook, views to the city, the mountains beyond and your rambling, private rear yard.

The Kitchen, well it is superb, electric appliance, an island bench, copious drawers and cupboards, then there is that wonderful Walk In Pantry, you have filtered water, full range hood, in this area of our home you can engage with all family inside and out, as you entertain, celebrate family anniversary and special occasions.

Reverse Cycle Air Conditioning, four systems for that personal control of your space, Ceiling Fans, good quality wall and ceiling insulation all enable your complete comfort, no matter the season.

The Ensuite and Main Bathroom are generous in space and inclusions, the home is certainly all quality, a home which oozes prestige and presentation to our Buyers.

The property has town water supply, your wastewater is via a treatment plant, giving you water to keep your grass green, plants watered.

Our 9 x 7m Garage, Shed, Workshop in rear yard has excellent access, ability to manoeuvre vehicles and trailers well here. A rainwater tank 25,000 litres is to the rear of the rear Shed, a pressure pump, both doors are remote for your ease and convenience.

Outdoor living and entertaining areas are well appointed and generous spaces, there is no doubt at all your life here will be superb, secure, private and comfortable.

I look forward, very much so, to sharing this property with you soon.

Please allow an hour and a half to view, this time will allow you to truly know all that is on offer here, allow you to understand what an incredible location you will be calling Home.

I thank you for your time in reading and learning about this superb property.

Please do call Leanne Cameron LJ Hooker Warwick to schedule your Private Viewing by Appointment.

View, Consider, Review again for yourselves if you wish; then Know we invite your Offer and Terms for consideration.

MORE DETAILS

Property ID	ME8H85
Property Type	House
Land Area	4034 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels
	Grey Water System
	Water Tank
	A Classic Home
	one built to not date
	a home built for the occupant
	for their comfort

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