



116 Kurrajong Drive, Warner

## Elevated Family Living in the Heart of Warner

Perfectly positioned in a peaceful, family-friendly street, 116 Kurrajong Drive captures cool breezes, natural light, and effortless everyday living. Set on a generous 610sqm elevated block, this beautifully presented lowset brick home delivers the ideal balance of space, style, and functionality.

Designed with families in mind, the thoughtfully planned layout offers four generous bedrooms, two well-appointed bathrooms, and multiple living zones that provide both connection and privacy. Whether you're hosting guests or enjoying a quiet night in, the home adapts with ease.

At the centre of it all, the spacious kitchen features a central island bench, abundant storage, and quality appliances - seamlessly linking the open-plan family and dining area to the covered alfresco entertaining space. Step outside to a private, low-maintenance backyard - the perfect setting for weekend barbecues, children at play, or relaxed evenings under the stars.

Located in the thriving suburb of Warner, you'll enjoy close proximity to quality schools, shopping precincts, parkland, and public transport -

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**FOR SALE**

For Sale Now

**VIEW**

By Appointment

**AGENTS**

Daniel Waters

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**AGENCY**

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We cannot guarantee or give any warranty about the information provided.

Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

ensuring convenience matches comfort.

Whether you're searching for your next family home or a smart investment in a high-demand location, this property offers exceptional long-term appeal.

Special features include:

- An elevated east-facing 610sqm block
- Spacious open-plan family and dining area, plus a separate lounge
- Four generous built-in bedrooms
- Master suite complete with walk-in robe and private ensuite
- Well-appointed kitchen with island bench, electric cooktop, oven, dishwasher & ample storage
- Seamless indoor-outdoor flow to covered alfresco entertaining area
- Two well-presented bathrooms; main bathroom with bath, shower & separate toilet
- Internal laundry
- Double remote lock-up garage
- maintenance backyard and gardens
- Added comforts include air-conditioning, ceiling fans, security screens, blinds/curtains & water tank
- Strong rental potential for investors

Combining elevation, space, and lifestyle convenience, this is an outstanding opportunity to secure a quality home in one of Warner's most sought-after pockets.

Contact Daniel Waters for further information.

Key Details:

Land Size: 610sqm

Year Built: Circa 2007

Aspect: East Facing (family/dining, kitchen and alfresco capture northern aspect)

Council Rates: \$676.98/Qtr

Rent Assessment: \$800-850 per week

School Catchment: Bray Park State School and Bray Park State High School

## MORE DETAILS

Property ID	3BTFX1R
Property Type	House
Land Area	610 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Fully Fenced Remote Garage Water Tank Liveability

**Daniel Waters 0412 847 849**

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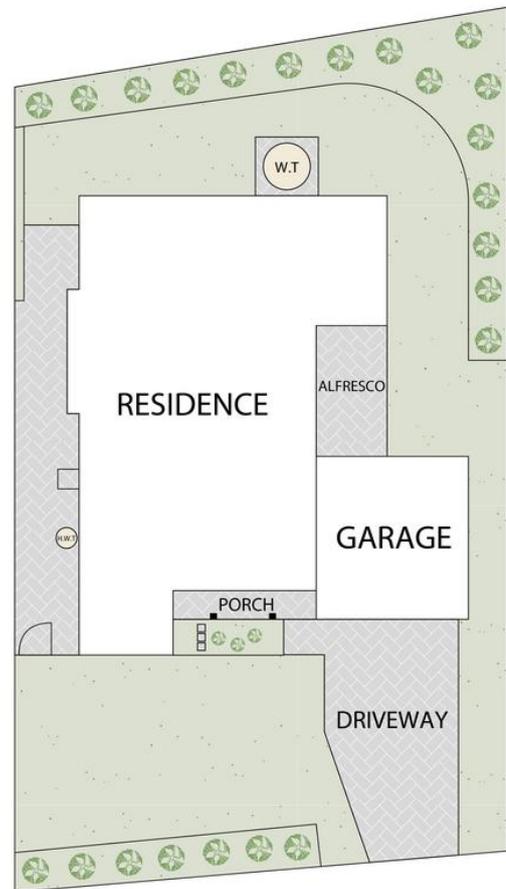


**FLOOR PLAN**

116 Kurradjong Drive, Warner, Queensland, 4500

TOTAL APPROX. FLOOR AREA 205 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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