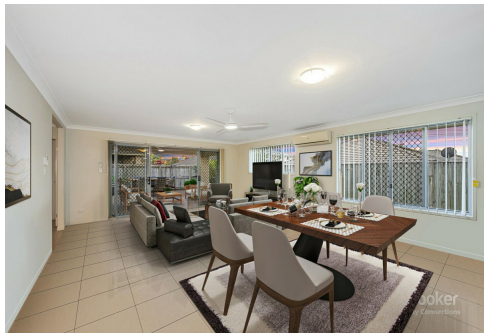


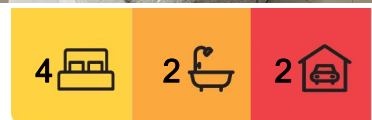


Warner, 13 Como Circuit

A Warner Lifestyle with Location and Convenience

This immaculately presented low-set brick on a 450m² block is located in a beautiful street surrounded by other high quality properties & only a short two minute walk to the Warner Lake. Close to all amenities, the home is conveniently located near schools, the popular Les Hughes Sporting Complex and the Lawnton and Strathpine shopping districts. This home is ideal for those looking to downsize, first home buyers or those looking to invest in the area.

Offering 4 good-sized bedrooms, all carpeted with built-in robes with the main bedroom offering a walk-in robe and ensuite and the main bathroom offering a separate bath. With an easy flow floor plan, the large family room with split system air conditioning is at the rear of the home. All the living spaces are tiled to ensure low-maintenance cleaning. The kitchen is light-filled and well equipped with plenty of bench space and storage, quality appliances including dishwasher & six burner gas cooktop that would please the most discerning chef.



For Sale
Expressions of Interest

View
ljhooker.com.au/1TB2F1H

Contact
Jason Wagner
0457 704 071
jwagner.albanycreek@ljhooker.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.

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The open-plan dining and living rooms are air-conditioned and offer ample room for the family to relax and unwind and there is a great-sized entertaining area for when friends and family come to visit. There is plenty of room for the kids to run and play in the nice flat backyard, with lovely established gardens bordering the fence line.

Features:

- * 4 bedrooms, with built-in robes
- * Main bedroom with ensuite and walk-in robe
- * Family room with split-system air conditioning
- * Tiled, carpet, ceiling fans + security screens throughout
- * Neat and tidy kitchen with ample bench space and storage
- * Large family bathroom with separate bath
- * Alfresco covered entertaining area
- * Double remote lock up garage
- * Nice flat backyard
- * 1 x garden sheds
- * 450m²
- * Great location
- * Built in 2010

Location:

- * 170m to Warner Lake
- * 350m to Dragonfly Park
- * 1 km to Bray Park State and Bray Park High (catchment schools)
- * 2.6 km to Warner Marketplace (Woolworths and local shops)
- * 3.4 km to Holy Spirit Primary School
- * 3.5 Km to Genesis Christian College

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Albany Creek | Warner also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."



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More About this Property

Property ID	1TB2F1H
Property Type	House
Land Area	450 m ²
Including	Ensuite Air Conditioning Toilets (2) Deck Dishwasher Built-in-Robes Water Tank

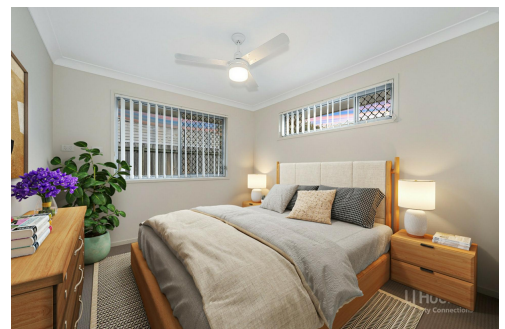
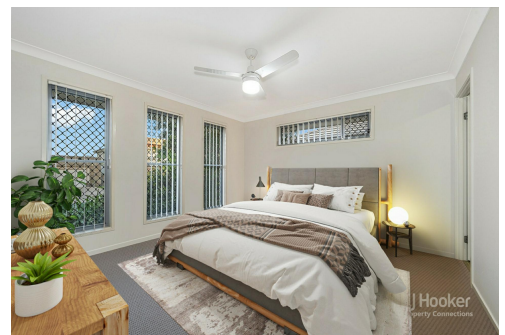
Jason Wagner 0457 704 071

Sales Consultant | jwagner.albanycreek@ljhooker.com.au

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0 1 2 3m

Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



INT : 139.35m²
EXT : 37.94m²
GARAGE : 34.80m²
TOTAL : 212.09m²

13 Como Circuit, Warner