



14 Raven Court, Warner

## RESORT-STYLE ACREAGE RETREAT WITH DUAL LIVING POTENTIAL, SHEDS & POOL

Perfectly positioned in a quiet cul-de-sac, this stunning property offers the ultimate blend of space, serenity, and lifestyle luxury. Set high at the rear of a sprawling 6,002m<sup>2</sup> block, the home enjoys refreshing breezes, treetop views, and the calming sounds of local birdlife - creating a peaceful sanctuary just minutes from schools, shops, and everyday conveniences.

Designed for flexibility and comfort, this expansive six-bedroom plus study, three-bathroom residence is ideal for multi-generational living, offering distinct bedroom zones and multiple indoor and outdoor spaces for every occasion. With the potential for Dual Occupancy with the existing residence, in addition to provisions already installed for a granny flat, there is nothing you can't do with this property. This home offers endless versatility for large families, multigenerational living or those seeking additional income opportunities.

At the heart of the home is an impressive entertainer's kitchen, featuring stone benchtops, breakfast bar, soft-close drawers, dual fridge spaces, brand new gourmet 5 burner gas cook top with oven,

6 🏠 3 🛏 14 🚗

**FOR SALE**  
Expressions of Interest

### AGENTS

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### AGENCY

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Meile dishwasher, and generous sized walk-in pantry.

Bifold doors flow effortlessly onto the covered alfresco, where insulated panels ensure the space remains cool and comfortable, seamlessly blending indoor and outdoor living. From here, enjoy views of the impressive 15-metre magnesium pool, equipped with a top-of-the-range Dolphin robotic cleaner and multi-coloured mood lighting, adding a luxurious, resort-style ambiance. This is the ultimate setting for entertaining family and friends in style and comfort.

The luxurious master suite provides a private retreat, complete with air-conditioning, an over-sized walk-in robe, and a well-appointed ensuite with dual vanity, large shower, and spa bath. Each additional bedroom includes built-in robes, air conditioning and ceiling fans, while thoughtful layout ensures privacy and space for everyone.

This home offers exceptional internal storage, with over 10 metres of extra-high linen and storage cupboards cleverly designed to maximize the high ceilings, ensuring there's space for everything.

For those needing serious storage or workspace, this property truly delivers. At the front of the property, the impressive 18m x 12m shed with 3-phase power and oversized roller doors provides the perfect space for a tradesperson, home business, or hobby enthusiast. Additional features include a 6m x 4.5m workshop, a 2.5-bay garage (both powered), and two double carports at the rear of the home, offering abundant undercover parking with effortless maneuverability. Whether you have multiple vehicles, trailers, caravan or equipment, this property can store it all - a rare find.

Additional features include 13kw solar panels, electric front gate and CCTV security.

Acreage living doesn't get better than this - a private, peaceful retreat with every luxury at your fingertips.

#### Property Features:

- Dual living potential
- Minimalist and contemporary kitchen with stone benchtops, soft-close drawers, new gourmet 5 burner gas cooktop and oven, dual fridge spaces, walk-in pantry and breakfast bar
- Large meals/dining area
- Separate lounge area
- Study nook/office
- Expansive living area with bifold doors, high ceilings and stylish floor tiles
- 6 spacious bedrooms with built-in robes, ceiling fans
- Air-conditioned main bedroom with elegant walk-in robe & large ensuite featuring dual vanity, separate spa bath and large shower
- 2 modern family bathrooms
- Large well-appointed internal laundry
- Air conditioned
- Plethora of storage
- CCTV security
- Electric front gate
- 6,002m<sup>2</sup> usable land
- 5,000 litre water tank
- 18m x 12m powered shed complete with 3 phase power, perfect for a home business/trade
- Separate powered 6m x 4.5m workshop
- Elevated and leafy position
- 14+ car accommodation, including 2.5 bay garage, and 2 double carports
- Magnesium lap pool with mood lighting, robotic cleaner and covered outdoor entertaining
- 13kw Solar panels

- Provisions already installed to accommodate a granny flat
- Additional outdoor patio
- Additional space for outdoor kitchen, powered and plumbed.
- Minutes to local schools, shopping and sports fields
- School bus stop, only 50 metres away.

**Location:**

- 3.3km to Wantima Country Club
- 3.6km to Bunnings
- 3.8km to Eatons Hill State & 6.1km to Bray Park State High catchment schools
- 4km to Eatons Hill dining, entertainment & shopping precinct
- 4.1km to South Pine Sports Complex
- 7.4km to Genesis Christian College
- 7.8km to Strathpine shopping and dining
- 13.2km to Westfield Chermside
- 21km to City

**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 Property Connections 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."

**MORE DETAILS**

|               |   |
|---------------|---|
| Property ID   | 1TKPF1H   |
| Property Type | House   |
| Land Area     | 6002 m2   |
| Including     | Ensuite<br>Study<br>Air Conditioning<br>Toilets (3)<br>Pool<br>Dishwasher<br>Built-in-Robes<br>Solar Panels<br>Water Tank |

**Jason Wagner 0457 704 071**

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14 Raven Court **WARNER**

6 | 3 | 14 | 487m<sup>2</sup>

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