



## Warner, 23 Bayberry Crescent

### Spacious Low-set Family Home

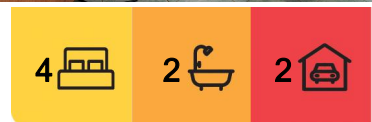
Positioned on 735m2 in the desirable family friendly suburb of Warner is 23 Bayberry Crescent. This low-set home has great family credentials, offering a comfortable and relaxed lifestyle with parks and reserves at your doorstep and just minutes away from local schools.

The home offers a spacious and practical floorplan with neutral tones throughout. You will be impressed with the multiple living spaces that the home has to offer. The kitchen is at the center of the home with brilliant storage, a walk-in pantry, and stone benchtops. The breakfast bar and meals area allow for big family dinners and conveniently the living spaces seamlessly open onto your entertaining area.

The covered entertaining area is a great place for evening meals, hosting family and friends, or watching the kids run and play in the fully fenced backyard. There is still plenty of room for a trampoline or even a pool.



**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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**Contact**  
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**LJ Hooker Albany Creek | Warner**  
**(07) 3264 9000**

In addition to multiple living spaces, the home offers four bedrooms and while the home is move in ready, there is opportunity to update the bathrooms and value-add to your new home.

Additional features include solar panels, a garden shed and easy side access.

For more information contact Jonathan Wein on 0430 485 430.

Features:

- \* Multiple open-plan living spaces with Aircon
- \* Four built-in bedrooms
- \* Main bedroom with great-sized ensuite & walk-in robe
- \* Family bathroom with separate bath
- \* Large open plan kitchen featuring stone benchtops, walk in pantry, European appliances, plenty of storage and breakfast bar
- \* Open plan family and meals area
- \* Open plan living/ dining area
- \* Covered outdoor entertaining area
- \* Separate private patio
- \* Laundry with storage
- \* Security screens & ceiling fans throughout
- \* Swings, water tank & garden shed
- \* Solar panels
- \* Side access
- \* Double remote garage with internal access
- \* Low maintenance and established gardens
- \* Fully fenced & flat 735m2 block
- \* 2 x mango trees, 1 x mulberry tree, 1 x mandarin tree, and 1 x orange tree

Location:

- \* 200m to picturesque reserve & playground
- \* 700m to dog park
- \* 1.7km to IGA, 2.8km to Woolworths Warner & Tavern
- \* 5.2km to Bray Park State & 3.4km to Bray Park High catchment schools
- \* 4.8km to Holy Spirit Primary & 3.2km to Genesis Christian College
- \* 6.7km to train
- \* 14.5km to Westfield North Lakes & 16km to Westfield Chermside
- \* 24km 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 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

|                      |                                                                             |
|----------------------|-----------------------------------------------------------------------------|
| <b>Property ID</b>   | 1TABF1H                                                                     |
| <b>Property Type</b> | House                                                                       |
| <b>Land Area</b>     | 735 m <sup>2</sup>                                                          |
| <b>Including</b>     | Ensuite<br>Air Conditioning<br>Dishwasher<br>Built-in-Robes<br>Fully Fenced |

**Jonathan Wein 0430 485 430**

Sales Consultant | [jwein.albanycreek@ljhooker.com.au](mailto:jwein.albanycreek@ljhooker.com.au)

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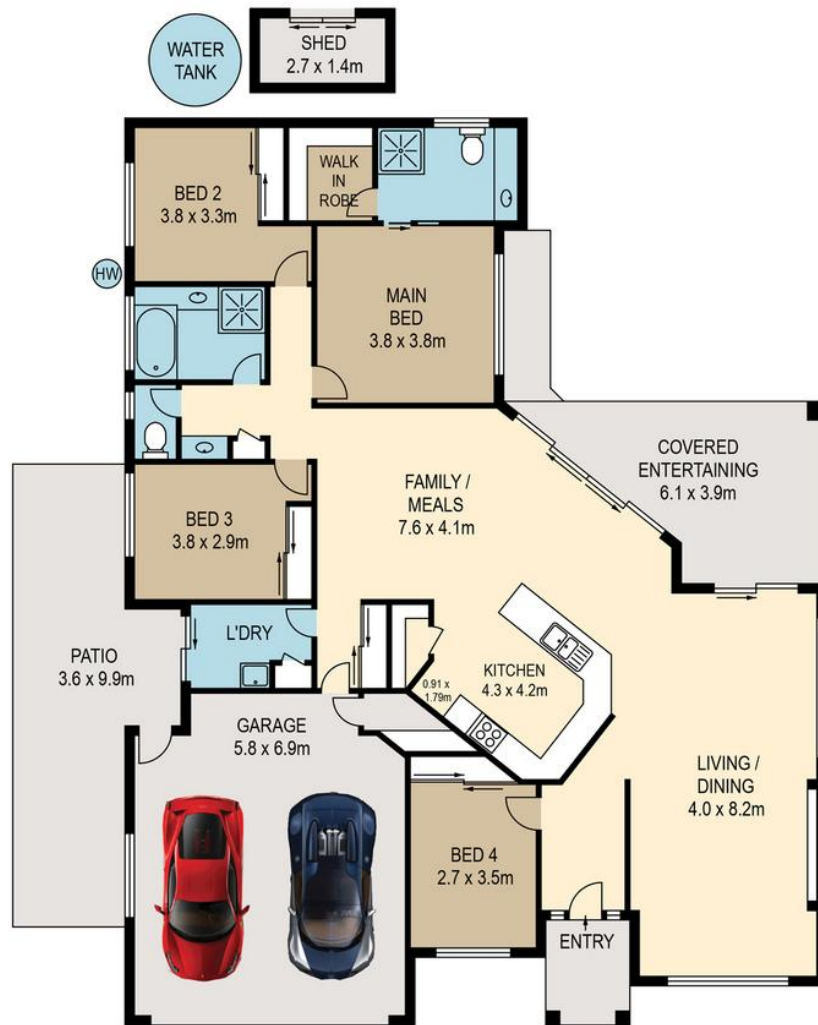
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
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 However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

internal 207sqm  
 external 52sqm  
 total 259sqm



## 23 BAYBERRY CRESCENT

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