

37 Mondial Drive, Warner




EFFORTLESS LIVING IN A QUIET WARNER POCKET

Positioned in a quiet, family-friendly pocket of Warner, this well-designed home offers a functional layout with the space and flexibility to suit a range of lifestyles.

Set across a single level, the floorplan has been thoughtfully arranged to create separation where it matters. The master suite sits privately at the front of the home, complete with a walk-in robe and ensuite, while the remaining bedrooms are positioned further in - ideal for families, guests, or growing households needing their own space.

As you move through the home, it opens into a generous open-plan living and dining area at the rear. This is the central hub of the home - light-filled, well-proportioned, and designed for both everyday living and entertaining. Whether it's busy weekday routines or slower weekends, the space adapts with ease.

The kitchen is positioned to stay connected to it all, offering ample bench space, practical storage, and a clear line of sight across the living area and out to the patio. Sliding doors extend the space outdoors, creating a seamless transition to the covered entertaining area - perfect for hosting or simply enjoying the fresh air.

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FOR SALE
OFFERS OVER \$975,000

VIEW
By Appointment

AGENTS

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AGENCY

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Adding to the home's flexibility, a fourth bedroom at the front can easily function as a home office, second living area, or guest room, depending on your needs. It's a layout that works just as well for professionals as it does for families.

The remaining bedrooms are all well-sized with built-in wardrobes and are serviced by a central bathroom with a separate toilet, ensuring everyday functionality is well catered for. A separate laundry with external access and internal garage entry further adds to the home's practicality.

Outside, the yard is designed for low-maintenance living, offering enough space for kids or pets without the upkeep. A garden shed and water tank add extra convenience, rounding out a home that's been designed with easy living in mind.

Features you'll love:

- Thoughtfully designed single-level layout with great separation
- Spacious open-plan living and dining area at the rear
- Central kitchen with ample bench space and storage
- Seamless connection to covered outdoor entertaining area
- Privately positioned master suite with walk-in robe and ensuite
- Versatile fourth bedroom, ideal as a study or second living
- Well-sized bedrooms with built-in wardrobes
- Central bathroom with separate toilet for convenience
- Separate laundry with external access
- Double lock-up garage with internal entry
- Low-maintenance yard with garden shed and water tank

Location Highlights:

- Moments to Warner Marketplace for shopping, cafes and everyday essentials
- Close to local parks, playgrounds and walking tracks
- Easy access to Bray Park State School and Bray Park State High School
- Short drive to Genesis Christian College
- Convenient access to public transport options
- Surrounded by family-friendly streets and established homes
- Approx. 40 minutes to Brisbane CBD

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MORE DETAILS

Property ID 1UA2F1H
Property Type House
Land Area 320 m2
Including Ensuite
Air Conditioning
Toilets (2)
Outdoor Entertaining
Floorboards
Built-in-Robes
Solar Panels

Jason Wagner 0457 704 071

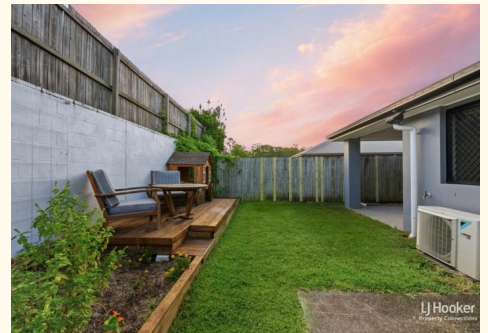
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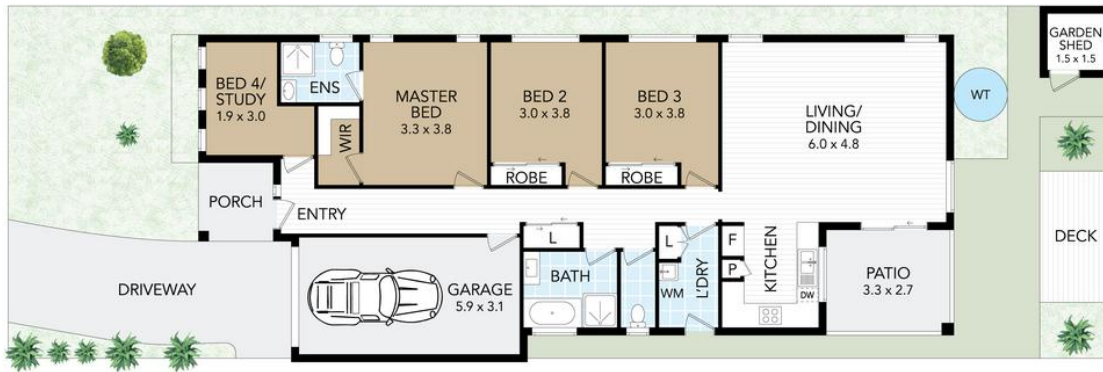
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