

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.

4  2  1 

FOR SALE
INVITING ALL OFFERS

VIEW
By Appointment

AGENTS
Jason Wagner
0457 704 071
jwagner.albanycreek@ljhooker.com.au

Charly Wagner
thejasonwagnerteam@ljhooker.com.au

AGENCY
LJ Hooker Albany Creek | Warner
(07) 3264 9000

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.

 **LJ Hooker**

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

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 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

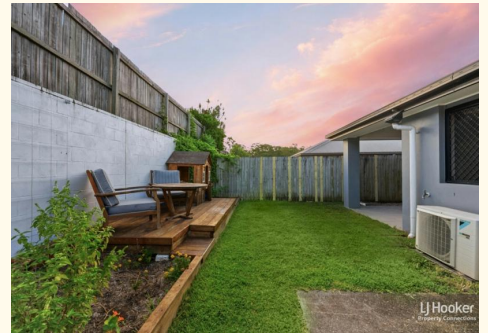
Sales Consultant | jwagner.albanycreek@ljhooker.com.au

Charly Wagner

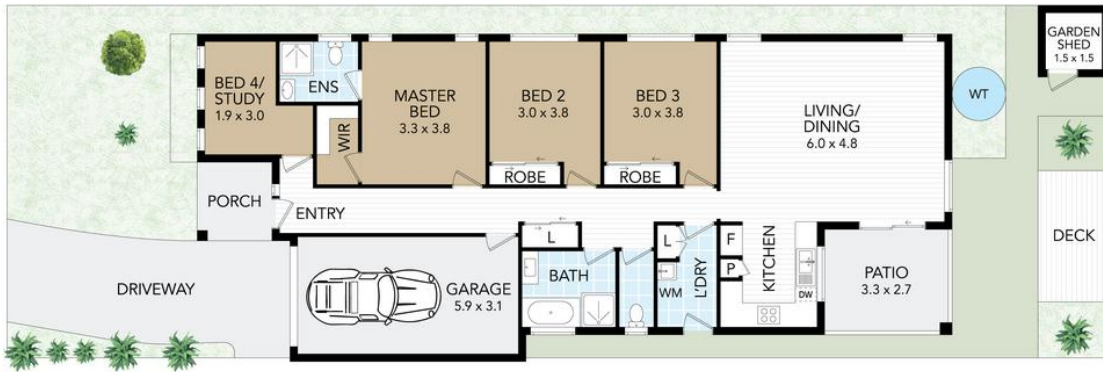
Sales Consultant - The Jason Wagner Team |
thejasonwagnerteam@ljhooker.com.au

LJ Hooker Albany Creek | Warner (07) 3264 9000

699 Albany Creek Road, ALBANY CREEK QLD 4035
albanycreek.ljhooker.com.au | albanycreek@ljhooker.com.au



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.



37 Mondial Drive, Warner

All dimensions are approximate; they may be subject to errors and inaccuracies, and no liability will be accepted. Plans are shown for marketing purpose only.

4 2 1 147m²

LJ Hooker
Property Connections