



43 Mondial Drive, Warner

## SPACIOUS FAMILY LIVING WITH STYLE, COMFORT & EXCEPTIONAL OUTDOOR ENTERTAINING

Positioned in a sought-after pocket of Warner, 43 Mondial Drive offers the perfect blend of modern family functionality and relaxed indoor-outdoor living. Designed with space, comfort and entertaining in mind, this beautifully presented home delivers an impressive floorplan complemented by stunning street appeal and landscaped gardens.

From the moment you arrive, you'll be welcomed by the home's attractive frontage, framed by beautifully established gardens that create an inviting first impression. Inside, high ceilings enhance the sense of space throughout, while the thoughtfully designed open-plan living and dining areas form the heart of the home, seamlessly connecting family life and entertaining.

The well-appointed kitchen overlooks the main living zone and outdoor entertaining area, ensuring you're always part of the conversation whether hosting guests or enjoying everyday family living.

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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**FOR SALE**  
INVITING ALL OFFERS

**VIEW**  
By Appointment

### AGENTS

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### AGENCY

LJ Hooker Albany Creek | Warner  
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Privately positioned at the rear of the home, the master suite is a true retreat. Generous in size, it features a walk-in robe and a stunning open-style ensuite that evokes the feel of luxury holiday accommodation. Complete with a separate bath and shower, the ensuite flows seamlessly from the bedroom, creating a relaxed and sophisticated space to unwind at the end of the day.

The additional three bedrooms are all well-sized, offering built-in storage and easy access to the family bathroom, while a separate media room provides valuable flexibility for growing families.

Adding both character and practicality, external window awnings provide shade, improve energy efficiency and enhance the home's attractive street appeal.

Step outside and discover the home's standout entertaining spaces. The covered patio is ideal for year-round gatherings, while the additional rear deck provides another fantastic outdoor zone for entertaining friends, relaxing with a coffee, or simply enjoying the backyard surrounds.

#### Features You'll Appreciate:

- Four generous bedrooms including a private master retreat
- Resort-inspired open ensuite with separate bath and shower
- Walk-in robe to the master bedroom
- High ceilings throughout creating a wonderful sense of space
- Open-plan living and dining area
- Separate media room
- Well-appointed kitchen with excellent storage and bench space
- Covered outdoor entertaining patio
- Additional rear deck perfect for entertaining
- External window awnings for added comfort and style
- Beautifully landscaped front gardens
- Double lock-up garage with internal access
- Family-friendly location close to schools, parks, shopping and transport

Offering multiple living spaces, exceptional outdoor entertaining and a luxurious master retreat, this impressive Warner residence delivers the perfect balance of comfort, style and functionality for modern family living.

#### Positioned for Convenience

Enjoy the best of family-friendly Warner living with schools, shopping, transport and recreation all just moments from your doorstep.

- 3 mins to Marketplace Warner
- 5 mins to Genesis Christian College
- 5 mins to Bray Park State High School
- 10 mins to Strathpine Centre
- 10 mins to Strathpine Train Station
- 25 mins to Brisbane CBD
- Easy access to parks, playgrounds, walking tracks and sporting facilities

#### 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."

We have taken all reasonable steps to ensure the information contained in this advertisement is accurate at the time of publication. However, we accept no responsibility & disclaim all liability for any errors, omissions, inaccuracies or misstatements. You are encouraged to attend an inspection to satisfy themselves as to the suitability of the property and to verify the information provided in this

advertisement.

"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	1UE2F1H
Property Type	House
Land Area	480 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Spa
	Deck
	Dishwasher
	Outdoor Entertaining
	Solar Panels
	Water Tank

### Jason Wagner 0457 704 071

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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.

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**LJ Hooker**  
Property Connections

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