



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.

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**FOR SALE**  
PRE MARKET OPPORTUNITY

**VIEW**  
By Appointment

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Interested parties must rely solely on their own enquiries.



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

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## 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           |

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## 43 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 Beds 2 Bathrooms 2 Car Spaces 218m²

**LJ Hooker**  
Property Connections