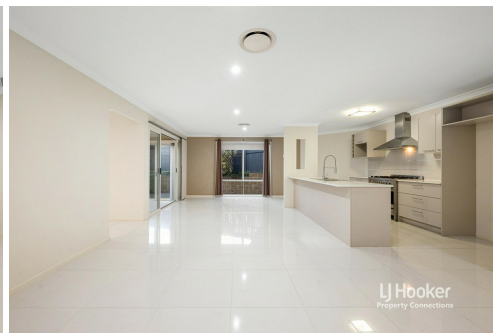




Warner, 6 Avoca Place

EXECUTIVE LOW MAINTENANCE LIVING + WARNER LAKE

This immaculate low-set executive home is nestled on an elevated 494m2 in a quiet cu-de-sac, just metres from the picturesque Warner Lake and adjoining parklands. Perfect for families, the home offers 5 bedrooms with multiple living spaces and an enviable parkland lifestyle that you can access just metres from your front door.

Modern and designed for low maintenance living, the interiors are predominantly neutral tones with laminated wood flooring and ducted air throughout. The open plan kitchen is at the centre of the home and is functional yet contemporary, boasting a large Blanco gas cooktop & oven, stone benchtops, walk-in pantry, and wine shelving. The breakfast bar offers ample space for meals on the go while the large open plan family and dining area allows plenty of space for family dinners and relaxed dining. In addition to these spaces there is also a great sized media room and a formal living room. The alfresco area is conveniently enclosed allowing this space to be utilised as a rumpus room or kept as an

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2

For Sale

Expressions of Interest

View

ljhooker.com.au/1TAKF1H

Contact

Jason Wagner

0457 704 071

jwagner.albanycreek@ljhooker.com.au



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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alfresco dining area.

Additional features include a 5000L water tank, solar panels and side access.

To take advantage of the enviable lifestyle that this home offers, contact Jason Wagner to arrange your inspection on 0457 704 071.

Features:

- * 5 bedrooms, 4 with built-ins
- * Main bedroom with walk-in robe and ensuite
- * Contemporary family bathroom with separate bath
- * Open plan modern kitchen with stone benchtops, chef's sized Blanco gas cooktop & oven, walk-in pantry & wine shelving
- * Multiple living spaces
- * Ducted air conditioning
- * Laminated wood flooring
- * Enclosed alfresco/rumpus
- * Double remote garage
- * Fully fenced
- * Side access
- * 5000L water tank
- * Garden shed 2.2x2.8m
- * 14 panel 6.5kw solar panels
- * Security screens throughout
- * Walk to Warner Lake, Warner Park Run, dog park and Dragonfly Park
- * Cul-de-sac living on 494m2

Location:

- * 200m to Boat Park & 400m to Dragonfly Park & Lake
- * 450m to dog park
- * 2.3km to Woolworths Warner & shopping precinct
- * 3.1km to Genesis Christian College
- * 3.3km to Strathpine West & 2.4km to Bray Park High school catchments
- * 6.1km to Strathpine Train
- * 13.9km to Westfield North Lakes & 15km to Westfield Chermside
- * 23km 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

Property ID	1TAKF1H
Property Type	House
Land Area	494 m ²
Including	Ensuite Study Air Conditioning Toilets (2) Dishwasher Built-in-Robes Solar Panels Water Tank

Jason Wagner 0457 704 071

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

LJ Hooker Albany Creek | Warner (07) 3264 9000

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