







6 Patrone Court, Warner

Fantastic Investment Opportunity - Hesitate & Miss Out

ADDRESS AVAILABLE ON REQUEST

Positioned in a peaceful cul-de-sac and within walking distance of the popular Warner Lakes precinct, 6 Patrone Court presents an exceptional opportunity to secure a spacious and beautifully maintained home in one of Warner's most sought-after locations.

Offering a versatile floorplan, multiple living zones and outstanding outdoor entertaining, this impressive residence has been thoughtfully designed to accommodate growing families while also presenting a fantastic investment opportunity. Currently leased until 3 February 2027 and returning $790 per week, the property offers immediate rental income with a quality long-term tenancy already in place.

At the heart of the home, the expansive kitchen is sure to impress, featuring stone benchtops, abundant storage and ample preparation space. Perfectly positioned to service the surrounding living areas, it creates a central hub for everyday family life and entertaining.

4 2 2

FOR SALE
INVITING ALL OFFERS

VIEW
By Appointment

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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.

The home offers exceptional flexibility with four separate living and entertaining zones, including a formal lounge, separate living room, family room and formal dining area. A cosy fireplace adds warmth and character to the main living space, while split-system air conditioning ensures year-round comfort.

Step outside to discover a fantastic covered entertaining area complete with pull-down insect screens, allowing you to enjoy outdoor living throughout the seasons. The beautifully manicured gardens provide a private and tranquil setting, while practical features such as double-gate side access on both sides of the home, a garden shed and a 5,000-litre water tank add further appeal.

Privately positioned, the spacious master suite serves as a true retreat, complete with a walk-in robe and oversized ensuite. The remaining bedrooms are serviced by a well-appointed family bathroom featuring a separate bath, separate shower and separate toilet for added convenience.

Property Benefits:
- Four-bedroom family home in a quiet cul-de-sac location
- Walking distance to Warner Lakes, parklands and walking tracks
- Spacious master retreat with walk-in robe and oversized ensuite
- Four separate living and entertaining zones
- Formal lounge room
- Separate living room
- Family room
- Formal dining area
- Large kitchen with stone benchtops
- Exceptional kitchen storage and bench space
- Fireplace in the main living area
- Split-system air conditioning
- Family bathroom with separate bath and shower
- Separate toilet servicing the main bathroom
- Separate internal laundry
- Covered outdoor entertaining area
- Pull-down insect screens to outdoor entertaining space
- Beautifully manicured and established gardens
- Double-gate side access on both sides of the property
- Double lock-up garage with internal access
- Garden shed
- 5,000-litre water tank
- Excellent storage throughout
- Functional floorplan ideal for families
- Approx. 247.3m² under roof

Investment Highlights
- Currently leased until 3 February 2027
- Returning $790 per week
- Quality long-term tenancy in place
- Immediate rental income from settlement
- Outstanding addition to any investment portfolio

Location Highlights
- Walking distance to Warner Lakes
- Walking distance to local parks, playgrounds and walking tracks
- Approx. 2 minutes to Warner Marketplace
- Approx. 3 minutes to Warner Tavern
- Approx. 5 minutes to Genesis Christian College
- Approx. 5 minutes to Bray Park State High School
- Approx. 6 minutes to Bray Park Train Station
- Approx. 7 minutes to Strathpine Centre
- Approx. 10 minutes to South Pine Sports Complex
- Approx. 15 minutes to Westfield North Lakes
- Approx. 20 minutes to Brisbane Airport
- Approx. 30 minutes to Brisbane CBD

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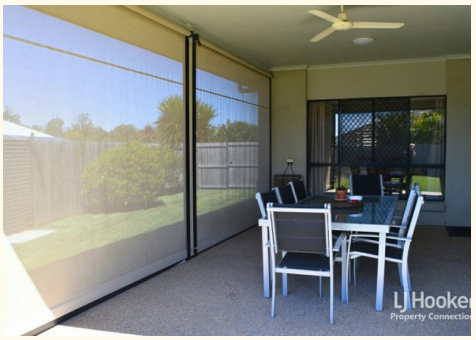
Combining generous proportions, multiple living spaces, exceptional outdoor entertaining and a highly desirable location, this quality Warner residence offers an outstanding opportunity for investors seeking immediate returns and long-term growth in a thriving family-friendly community.

MORE DETAILS

Property ID	1UEGF1H
Property Type	House
Land Area	747 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (2)
	Dishwasher
	Fully Fenced
	Water Tank
	Ceiling Fans







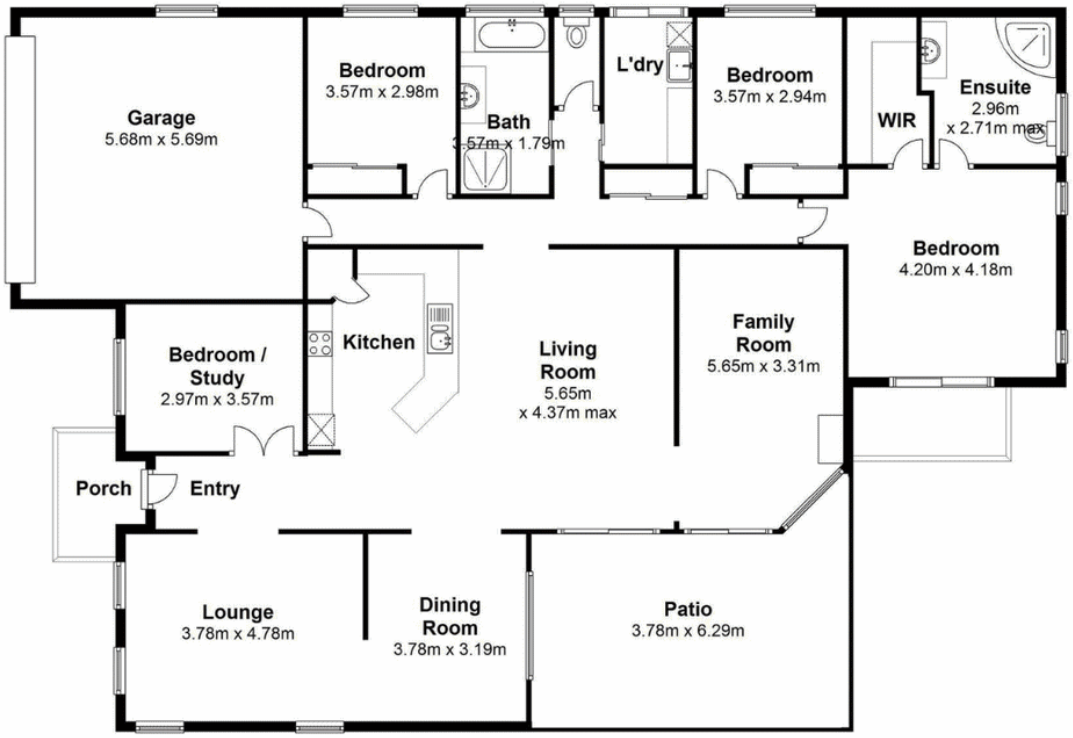




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REPhotos
Quality. Speed. Affordability

Total area: approx. 247.3 sq. metres

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Property Connections

Every attempt has been made to ensure the accuracy of these plans, however they should be used as a guide only. Prospective purchasers should make their own enquiries.

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