



7 Cooloola Circuit, Warner

STYLISH, ELEGANT & MODERN —PERFECT FOR THE DOWNSIZER OR YOUNG FAMILIES

Packing an appealing array of features within a low-maintenance, contemporary aesthetic, this single level home offers move-in ready living with comfort and style at the fore. Positioned close to popular Sarbi Park, there is a welcome easy-care design and excellent proximity to amenities providing particular appeal for young families, downsizers or investors.

Lush landscaping and a modern facade provide immediate appeal with everlasting hospitality extended throughout the residence. Gleaming tiled floors flow throughout an air-conditioned open-plan living and dining with a second lounge room offering cozy carpet. Boasting brilliant storage within striking dark cabinetry, the gourmet kitchen impresses with quality stainless appliances, window splash back, walk-in pantry, 900mm oven and an abundance of stone bench space; stylish pendant lighting hanging above the centre island and breakfast bar.

3 2 1

FOR SALE
CONTACT AGENT

VIEW
By Appointment

AGENTS

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AGENCY

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Sliding doors guide seamless transition outdoors to a covered patio allowing for alfresco dining, relaxation or entertaining with ease. There is direct flow into the landscaped backyard, fenced for peace of mind and enticing with ultra-low-maintenance design.

Three plush bedrooms offer private retreat with ceiling fans and mirrored wardrobes. The air-conditioned master includes a walk-in robe and private ensuite with floating vanity and glass shower. The main bathroom matches in sophisticated style and includes good vanity storage with a separate bath and shower. Additional features include a separate laundry with stone bench, garden shed and single remote garage.

Embrace an outdoor lifestyle with an ideal position just a few metres from popular Sarbi Park where excellent playground, bike tracks and BBQ facilities await! Adding to the no-fuss lifestyle is a location that delivers primary and secondary schooling, shopping and dining just a short drive away!

Features include:

- Modern single level with great street appeal and low-maintenance design
- Open-plan, air-conditioned lounge and dining on tiled floors plus second, carpeted lounge
- Modern kitchen with striking cabinetry, stainless appliances and extensive stone
- Covered rear alfresco flowing to fenced, low-maintenance backyard
- Two built-in bedrooms with ceiling fans; air-conditioned in Bedroom three
- Master including walk-in robe and stylish ensuite
- Contemporary family bathroom with good vanity storage and separate bath
- Separate laundry with cabinetry and stone bench
- Tinted windows in selected rooms
- Garden shed
- Single remote garage
- Walk to parkland and playgrounds with large array of amenities nearby
- 321m2 block

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."

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MORE DETAILS

Property ID	1TWVF1H
Property Type	House
Land Area	321 m2
Including	Air Conditioning
	Toilets (2)
	Dishwasher
	Fully Fenced

Wayne Cornell 0410 405 031

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Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 116.35m²
EXT : 20.60m²
GARAGE : 19.20m²
TOTAL : 156.15m²

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