



## Warwick, 1 Uambi Place

PRICE REDUCTION, THIS SWEETHEART SEEKS NEW OWNERS...

Sweet as, this lovely home situated close to the city centre which is only 2.5kms away, close to schools, close to our renowned River Walks, Sporting Fields and more. Our Lady Seller now lives elsewhere, her property portfolio unwinding down toward her retirement is the motivation for this sale.

You will enjoy the three generous sized bedrooms, Built In Robes, the main bedroom image within this listing does have a king sized bed installed. Kitchen has been partially remodelled, an excellent new stove, which has a gas cooktop and an electric 900mm wide oven. The Kitchen, Dining and Living are open and all with views out to the neighbourhood and bushland beyond. Wrapped around two sides of this home is a verandah and deck linked. Downstairs you have the Laundry, the single sedan sized garage and workshop area. The home is constructed of a hardwood frame, I believe the narrow chamfer boards are also hardwood, the stumps are concrete stumps with ant capping in good condition that we can see. It is an honest home, one you can see all of it, within and underneath.



**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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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/M66H85](http://ljhooker.com.au/M66H85)

**Contact**  
**Leanne Cameron**  
0438 852 188  
[leanne@ljhw.com.au](mailto:leanne@ljhw.com.au)

**LJ Hooker Warwick**  
**(07) 4661 8100**



Our yard is fully fenced, you own these 799 square metres on a corner of Uambi Place, not an overly busy cul-de-sac, with few homes there.

The home has reverse cycle air conditioning, the property is very comfortable and clean. Our property also features a wide ramp access to the front door, so nil steps at this entrance, there are stairs to the rear of the home externally, door to these is from Kitchen and Dining area.

Should it be desirable to any buyer, know you are welcome to purchase this home fully furnished, otherwise the home will be vacated and cleaned prior to your settlement, ready for your move in.

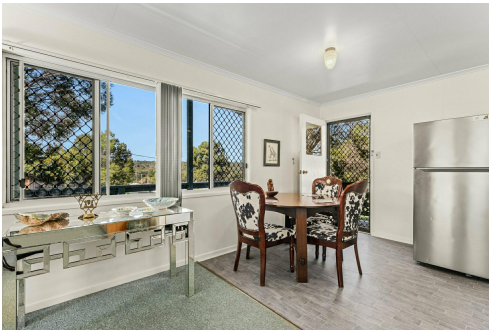
Agent Leanne remains ready to share the property with you, remains ready to discuss further as you require. Thank you for your valued interest in this absolute sweetheart of a home, a true home...

## More About this Property

Property ID	M66H85
Property Type	House
Land Area	799 m2
Including	Air Conditioning Toilets (1) Deck Workshop Built-in-Robes Secure Parking Fully Fenced The premium location so close to renowned River Walks CBD and Schools

**Leanne Cameron 0438 852 188**  
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