



## Warwick, 121 Dragon Street

ABSOLUTE CLASS, a STUNNING, WELL LOCATED HOME

Sitting at the front bedroom desk, office area of this beautiful home with my lady owner, looking out to the verandah and garden, I ponder what life must be like living in such a place, owning in such a location where you can walk to the town, hospital, medical, schools, T.A.F.E College and more. Should you require public or school transport, well that is a short stroll of 40 metres to the corner on Locke Street. Come on, the best way for me to share all the attributes of this magnificent home is to walk through together where you will find...

Our property here owns its position on a wide, dress circle street, the home is east facing. All infrastructure is fresh and well maintained, you arrive home along a concrete driveway swinging left into your rear double remote garage. Also, here you have a single bay workshop, or additional outside room for woodwork, sewing or other, the yard is rear and side fenced, the land area is wrapped up in neatly clipped, established hedge, our hedge



**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.

5	4	2
---	---	---

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/KS8H85](http://ljhooker.com.au/KS8H85)

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

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

bordering a manicured front and rear lawn area. When arriving home you have the benefit of an easy ramp access to the rear of the home, or halfway down the drive, you are able to enter the main entrance to verandah, then into the magnificent, wide foyer, where you will instantly feel the need to express softly to yourself, Wow...

Yes, seventeen years ago our Sellers planned and renovated and significantly expanded their already beautiful home. Living here all of almost thirty years now, the past seventeen years in the much larger home they developed and built with renowned local Builder Greg Rossiter, a builder that builds and renovates bespoke projects, unique developments, always high quality work, built to stand the test of time.

Here on Dragon, you will relish the opportunity to own a home with a well planned interior layout comprising...

- \* a real timber kitchen, with two ovens that are near new, large ceramic cooktop, plumbed fridge space

- \* Kitchen has integrated full range hood, drawers and storage, our L shaped Kitchen opens directly to the verandah, the verandah itself is perfect for a long lunch, ample room for everyone, a great place to escape and enjoy the sounds of the small birds and each other, with a coffee of course.

- \* a large formal lounge and dining area, a recessed bar, catering alcove.

- \* a second lounge area at the rear of the home, linking three of our Bedrooms, a Bathroom, Laundry. This is a more casual room which has also excellent storage and a study desk.

- \* 6 x Bedrooms, one is currently used as a full business office, we have excellent internet and phone speed and signal.

- \* 4 Bathrooms in all, 2 x Ensuite, 2 x Bathroom. There are 3 x Bedrooms, 1 x Ensuite and 1 x Bathroom to the rear; then there are 3 x Bedroom, 1 x Ensuite and 1 x Bathroom to the front of the home;

- \* Abundant robe capacity, excellent linen and storage throughout. Our Ceiling height throughout the home is ten foot six inches,

- \* Air Conditioning the new section of the home is fully ducted and zoned reverse cycle; the original rear section of the home has multiple air conditioning reverse cycle split systems for occupants to adjust for their personal comfort as desired. Our ducted unit here is a large Daiken commercial grade 3 Phase Unit, comfort, light and air flow here is well catered for, most importantly, efficient, nil expense spared.

- \* The home is all well insulated, both in ceiling and in walls, we also have a high quality flooring by way of a stunning Axminster carpet, our kitchen has Kardene thick, cushioned timber look vinyl plank and as normal tiles applied to the bathroom, ensuite and laundry.

- \* Quality blinds, curtains, both sheer and block out, fabric pelmet, swathes. You have some plantation shutters, security screens, ceiling fan. Buyers, our Lighting is excellent,



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

**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.

our home leaves you wanting for nothing.

\* Hot water systems x 2, to the front of the home, the new expanded addition has gas constant hot water system, then the original, existing home to the rear has a large capacity electric hot water system. Nil lag time getting the heat through here.

The original home built in 1929, fully renovated and expanded in 2006. Ramp access at the rear, easy couple of stairs to access at to points at side and front of house.

This property could never disappoint, it will only excite our buyers, affording you a home we rarely see in such impeccable presentation.

Link to this property [www.ljhooker.com.au/KS8H85](http://www.ljhooker.com.au/KS8H85)

## More About this Property

<b>Property ID</b>	KS8H85
<b>Property Type</b>	House
<b>Land Area</b>	971 m <sup>2</sup>
<b>Including</b>	Study Air Conditioning Ducted Cooling Ducted Heating Toilets (4) Fire Place Courtyard Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Remote Garage The incredible size and scale of each and every room the exemplary finish all class stunning...

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

**LJ Hooker Warwick (07) 4661 8100**  
81 Albion Street, WARWICK QLD 4370  
[warwick.ljhooker.com.au](http://warwick.ljhooker.com.au) | [office@ljhw.com.au](mailto:office@ljhw.com.au)



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

**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.