






123 Pratten Street, Warwick

## SUCH A WELL LOCATED, COMFORTABLE HOME, THIS ONE HAS IT ALL

Come on home to this magic and very comfortable property. Fully and securely fenced all round, side fenced for rear yard security, plus a fully compliant swimming pool and spa to splash away those hot summer months. So drive on in, you have four vehicle accommodation, two in garage in rear yard, two under side carport with direct access to house under cover, or for the larger families, a concrete car space park, pull off with easy access is beside driveway. This has direct access to the front of the home, the large home office. For those working from home, this could be ideal for a visiting client, or additional growing family, additional vehicles or small van, or motorhome.

Much has been evolving and improving here over this capable ownership, you will find the following elements and more here:

- 4 x Bedrooms, all comfortable, Air Conditioning and ceiling fans in most
- Kitchen and Dining are generous, new oven, dishwasher, also with ceiling fan
- Renovated and upgraded Bathroom, bringing it back to new soundness

4  1  4 

**FOR SALE**

\$865,000

**VIEW**

Sat 6th Jun @ 11:30AM - 12:15PM

**AGENTS**

Leanne Cameron  
0438 852 188  
leanne@ljhw.com.au

**AGENCY**

LJ Hooker Warwick  
(07) 4661 8100

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Side Bedroom and additional living or rumpus room
- Lounge Room linked to front sunroom, quieter sitting space
- Office designated, at front of house is a very generous space, could be an additional single bedroom or toy room, should you not require an office
- Laundry also, a very generous space, links to a good storeroom, both these spaces open into Kitchen and Dining, both open to side Carport.
- We have a huge Solar Panel array, all feeding back into the Ergon Power Supply
- New Solar Electric Hot Water System
- An above ground swimming pool space, our pool is fully compliant and well fenced for safety
- The landscape, yard is exceedingly neat, well maintained, you have a rainwater tank and garden shed additionally.
- Expansive rear deck, ceiling fan here also, effortlessly linking the Kitchen, Dining, Pool and rear yard, a perfect space to watch the family from deck or inside, keep an eye on the husband while he toils in his garage, close enough to call him for scones, jam and cream on the deck for smoko even.
- You will notice the beautiful all new colorbond roof and guttering;
- also the efficient plantation shutters on windows

Such a comfortable place to call Home.

Come along, call Agent Leanne Cameron today, to review and consider for yourselves.

We look forward to sharing this welcoming and very comfortable property with you soon.

## MORE DETAILS

Property ID	MC4H85
Property Type	House
Land Area	1012 m2
Including	Study
	Air Conditioning
	Toilets (2)
	Pool
	Spa
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Solar Panels
	Water Tank
	We have a brand new roof
	extensive Solar Panel array feeding back to
Ergon	superior presentation.

**Leanne Cameron 0438 852 188**  
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