



## Warwick, 13 Douglas Street

SO MUCH RENOVATION and IMPROVEMENT MADE,  
SECURE, COMFORTABLE, A TRUE HOME

Arriving to this corner allotment, it is obvious that over their eight and a half year ownership, this property has evolved well in this young family's hands. Such improvements and still a few things for you to add your own style and stamp to. Situated in one of our city's nicest locations, an elevated area, yet only a short stroll to seven day a week shopping at Westside Shopping Centre, Bakery, Bottle Shop, Schools, Hospital and Bus stop for school and public transport. Such a great area of our city to reside, whether you are a young family, or a couple retiring, it is one hell of a place to call Home.

Comfort is ably taken care of by way of 2 x Mitsubishi Reverse Cycle Air Conditioning Units, a wonderful Slow Combustion Wood Heater, Ceiling Fans.

The Home has LED Lighting, beautiful window coverings, new quality carpets in Bedrooms, lovely polished original cypress floors, a full new roof.

This home has held all of its original character, yet the couple have managed to ensure the



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/M6MH85](http://ljhooker.com.au/M6MH85)

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**LJ Hooker Warwick**  
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work they have done in improving the home during their ownership, is quality work, which you will progress further according to your taste and ideas further.

There are some new windows on northern side, the lounge, dining and children's play area do harness the wonderful winter sunshine well, also the summer breeze. No matter the season, you will be

Our Kitchen has some renovation and improvement, you have an electric stove, large fridge space and dishwasher.

There is under home storage, a well landscaped, fully and securely fenced rear yard, you have a near new 15 x 7.5 metre R and F Steel Buildings Shed, the Shed is well engineered, has a mezzanine floor, above a dedicated room, office, studio space. This bay of the shed has glass door entrance, would work for anyone working from home, those that may like to have a day care group there, so many options when you have the infrastructure that exists here.

You will enjoy the generous rear deck area, with fly over new insulated roof system, this is a great area to enjoy, flowing directly into dining area of the home, when you are on the deck, you have full view of those in the rear yard, keeping an eye on the little ones, or shouting out to your Man that the scones are ready. Life here I can see is great for my Sellers, I am confident Life here for you would be equally so...



## More About this Property

<b>Property ID</b>	M6MH85
<b>Property Type</b>	House
<b>Land Area</b>	1014 m2
<b>Including</b>	Air Conditioning Toilets (1) Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Water Tank This mostly renovated Home is holistically a great package land area and Shed comfort character

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