



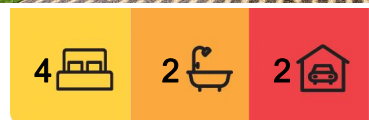
## Warwick, 13 Hans Borgar Court

### CITY LIFE, LARGE YARD, TO DIE FOR RURAL OUTLOOK

This is a superior, elegant home, much has been improved to evolve this property over time. Current owners have enjoyed fourteen years living their lives here, raising their children. A professional couple, children now all grown, living in all parts of our World, motivation for this reluctant sale is a move to be nearer a Son and his growing Family, to be closer to grandchildren. Sellers wish they could airlift this home and take it with them. However, sadly this cannot be done. Will this be your new long term home I wonder...

Freshly painted throughout, well maintained always, you have a double remote garage with internal access to the home, a lovely open plan Kitchen, Dining and Living, all opening out to a wraparound outdoor living area, an outdoor living area that takes in those breath taking rural and mountain views.

Rest east here within your four Bedrooms, our master with a generous ensuite, with its own



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/M4AH85](http://ljhooker.com.au/M4AH85)

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



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

reverse cycle air conditioning, excellent robe space too. Main Bathroom is well located within this layout, along with your separate toilet.

A more formal Lounge Room, this has Plantation Shutters, it is a classy room, one where you can truly relax and enjoy a good book or conversation.

Kitchen is one you can enjoy, room to move, ample bench space, all electric appliance.

The installed additional colorbond shed has been partitioned into two spaces, the rear opening space is a Wood Shed, come Garden Shed for this avid gardener couple, the other space on the residence side was made into a studio room, all glazed and lined with insulation, this was made for their Son to occupy when still residing at home. Our yard is side fenced and to the rear expansive yard, all securely fenced for children and pets, a 1800mm colorbond fence all round.

Solar Panels are installed here, feeding back into the Ergon Power grid. Our home has security screens, the renovations performed here were done with a good builder and in conjunction with an interior decorator friend.

This is a great property, one that is able to provide you enormous pleasure and room to move, a great place to raise a family, a wonderful place to retire. Whatever your motivation to purchase here in Warwick with us, we know you will surely desire all this property can offer you.

Call Agent Leanne to schedule your private viewing, or know you are welcome to attend any, or all of our scheduled Open Home times. Until then, know you are welcome to call and discuss further prior to viewing.



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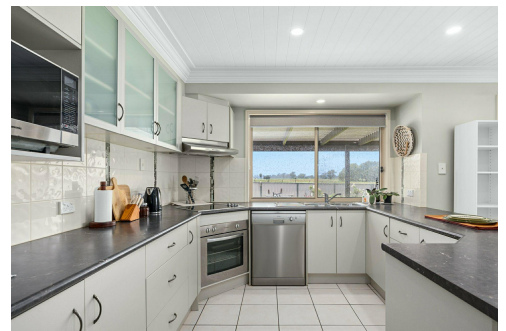
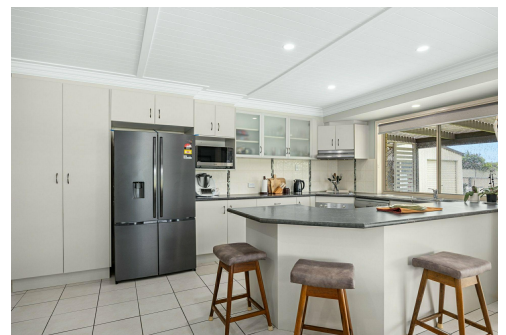


## More About this Property

|               |   |
|---------------|---|
| Property ID   | M4AH85  |
| Property Type | House   |
| Land Area     | 1926 m <sup>2</sup>   |
| Including     | Ensuite<br>Air Conditioning<br>Toilets (2)<br>Dishwasher<br>Outdoor Entertaining<br>Workshop<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage<br>Solar Panels<br>Water Tank<br>This is a refined elegant home internally<br>current owners have evolved this property beautifully |

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

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