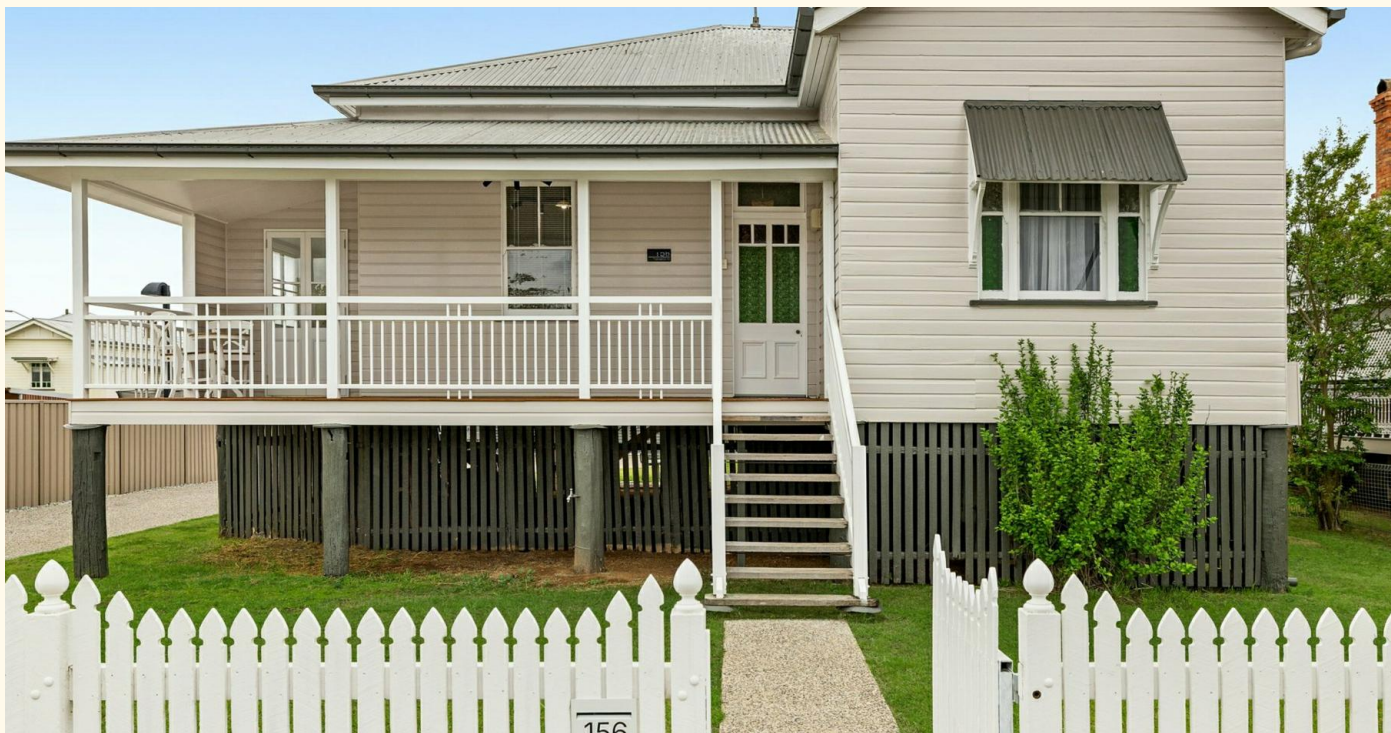




156 Palmerin Street, Warwick

WHAT A MARVELLOUS LOCATION, SUCH A COMFORTABLE PROPERTY

Set within the City precinct, a character home that has received a full renovation, renovated for comfort, renovated sparing nil expense regarding the quality joinery, floor coverings, fully ducted air conditioning and more. The time I have spent out on the spotted gum front verandah, all I can say is it is difficult to want to leave this space. A fourth single bedroom, or larger office come professional, small home business space opens onto this verandah, so new owners who do work from home, can ensure their clients do not need to enter their private and personal space.

I shared earlier the joinery, built in robes, the beautiful eastern facing kitchen, all new appliance, you have ample room in your Lounge, Dining and Kitchen area of the home, the bedroom also, each a most generous, each bedroom has carpet, then a quality vinyl throughout, tiles of course in the Bathroom.

The Cabinetry as shared is superior, Allora Joinery have included 2Pac doors and drawer fronts throughout, I was very impressed with the detail given to the joinery throughout.

The Dining can be within the expansive open lounge room, or within the kitchen, as you have ample space. Your Laundry is to the rear of

3 2 3

FOR SALE

\$895,000

VIEW

By Appointment

AGENTS

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the home, right beside the main bathroom, this area to the rear of the home would ideally lend itself to being opened up to an incredible rear covered, eastern deck area, even though as it is the home leaves one wanting for nothing more, I can see the potential here to the rear of the home for great things, should you be so inclined. You are not limited, as there is nil encumbrance burdening the land to prevent you doing so. This is such an enviable site.

You have brand new, fully ducted, reverse cycle Air Conditioning, a quality unit with electronic touch pad climate control, there are ceiling fans as well.

The Bathroom and the generous Ensuite are well appointed, fresh and beautifully appointed, the Ensuite does open to the fourth Bedroom, or Office Room, as well as the master bedroom.

The property is fully secure, fenced all round, new hardwood fencing renovation at front, colorbond fencing to north and rear, weldmesh fencing on southern side. It is a lovely big yard space, room for caravan, with ease to manoeuvre. A good amount of under house storage, clean clear space to store things, or park a sedan, trailers and so on. To the rear of the home under the kitchen there is also a good storage shed for those smaller garden items of mower, should you prefer to keep out of the larger rear shed, garage and workshop. Shed, Garage is 10.5 x 7.5m a 3.5 bay build.

So, I intend to drive on in, down the long full aggregate driveway and park at the shed, then know I will be waiting on the front deck for you to arrive and view together. It is so lovely sitting there, looking right to the magnificent Catholic Church, then left out over the St Mary's School grounds, which will soon be even more beautiful, when two homes across the street are removed to allow additional school oval. A wonderful spot in our Warwick inner City Centre. Oh, and did I mention, only 40m to Zarraffas each day for your morning coffee, not that is a location hands down...

I look forward to welcoming you to our Palmerin Street property soon. Call Leanne, attend any or all our Open Homes, or allow me to schedule you a private viewing on a day and time most suitable for you. Until then...

MORE DETAILS

Property ID	MEGH85
Property Type	House
Land Area	898 m2
Including	Ensuite
	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Deck
	Dishwasher
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Renovated superbly
	it feels as if brand new
	Locaton Plus
	incredible outlook for you here.

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