




17 Ellwood Avenue, Warwick

BUILT in 1970s, by a LOCAL BUSINESS and GOLFING COUPLE, their FAMILY share it is time to SELL

What a wonderful true home, built by a great couple, a local business couple, a couple who adored their Golf, this house is close enough to drive your Buggy to the course each and every day. For those who love Golf, those who wish to play more so, then this location affords you this. For all others, it is a home with a generous internal space, one that has a designated Office Space behind the Garage of the Residence. Access from your large, double remote Garage is directly into your residence.

The property here has a circular driveway at the front of the home, a wide frontage allotment allows yourself and your visitors alike, to drive in and out, no reversing required. It is a lovely well laid out property, a large yard, with space to enjoy, there is nil statutory nor council infrastructure burdening the land here, so you can plan that additional shed, or in ground swimming pool for your family here, as you have space to do so.

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FOR SALE

Please Call

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**

Our property has the elements as follows for you to consider for yourselves...

IMPORTANT to note to our Buyers, is I have had the everyday dining carpet removed. We did this as the carpet does require replacing, our elderly owner had soiled slightly. The Family and I felt it was best to remove so you can decide how you wish to treat the floor there, you may well like to install a vinyl plank or other.

- 3 x Built In Bedrooms
- Bathroom, plus a second toilet behind designated Office Room which is behind Residence Garage
- A gorgeous Tasmanian Oak Kitchen, a brand new dishwasher, all electric appliance. However, you can effortlessly install gas cooktop, should this be how you prefer to cook.
- Kitchen and Everyday Dining is a generous space, on that is open each to the other, both Kitchen and Dining flow out to the north facing outdoor living area and enclosed courtyard.
- Then there is your formal Lounge and Dining, these also are overly generous rooms, the lounge room is a sunken lounge area, this opens also from and into the wide and welcoming Foyer. The front of the home as you come up the stairs, has a southern porch, verandah along the front, this would be particularly lovely in Summer months, due to their being shade there most of the day, two of our Bedrooms at the front, their windows open to this, in our region this does, will capture the summer breeze for you, even in inclement weather, as the verandah, porch are under the roof of the residence.
- There is a smaller, older Solar Panel unit feeding back into the Ergon Grid, Ergon are our Electricity provider here in Warwick and surrounding suburbs.
- The Hot Water System is a Solar, Electric system
- There are ceiling fans and Reverse Cycle Split System Air Conditioning
- There is a small zincalume rainwater tank
- A spacious Laundry, a good sized Bathroom, there are two Toilets within the residence.
- The property has Security Screens, a great rear yard area, you have good neighbours, you are in a good proximity to the CBD and Schools;

Know there is much here that is desirable, much I cannot explain, as some homes simply make you feel at home, afford you instantly the knowledge you will be so comfortable coming home here each and every day.

I adore this location and the home, without spending too much, you will embellish further, place your personality and stamp upon it further.

The Family selling this much loved home and I look forward to sharing with you.

Private viewings by appointment, if not sold before hand, I am planning Open Homes in the New Year.

Wishing you all a fabulous and restful Christmas.

Agent Leanne Cameron welcomes any day, your valued enquiry.

Leanne Cameron LJ Hooker 0438 852 188

MORE DETAILS

Property ID MAJH85
Property Type House
Land Area 1695 m2
Including Study
Air Conditioning
Toilets (2)
Courtyard
Dishwasher
Outdoor Entertaining
Workshop
Built-in-Robes
Secure Parking
Remote Garage
Solar Panels
Water Tank
Solar Hot Water
The size of the land area
the internal space of this Circa 1970s built
home will create desire...

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

LJ Hooker Warwick (07) 4661 8100
Suite 2, 24 Palmerin Street, WARWICK QLD 4370
warwick.ljhooker.com.au | office@ljhw.com.au

