

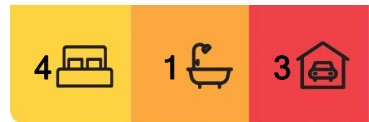


## Warwick, 18 Rodeo Drive

PREMIUM LOCATION, BRICK COMFORT PLUS HOME plus a GREAT SHED

Buyers please know respecting the current excellent business tenant couple, I have not taken images internally. To give you as good an overview of the interior space, I have shared images with you that were taken when I last sold the property. Much has been improved over the current ownership. Please know the current lease expires in January, should you wish to purchase we will need provide our tenants two calendar months notice to vacate, of course they may choose to vacate earlier. The tenants are occupying while they complete a brand new build, which is due to be completed in January all going well. They are excellent tenants, who care for this property very well.

The property has a high opening Shed now which will not be reflected in the images I have presently, this newly installed quality shed to the rear of the property was installed under the current ownership, a new colorbond fence to the rear of the property affords occupants privacy. The property has an excellent access down the eastern, or right side of the yard here. The rear of the home faces north, our property is fully and securely fenced, with a



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/M3WH85](http://ljhooker.com.au/M3WH85)

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



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

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

remote electric gate to your concrete driveway and double remote garage. Inside you will find a generous everyday living, kitchen and dining, then also a more formal lounge or media room at the front of the home. The home has an excellent kitchen, wonderful outdoor living on the eastern side of the home, four bedrooms, excellent robe space, a good Bathroom. Kitchen with electrical appliance, there is split system air conditioning, a double remote garage, front yard is fully fenced and has an electric sliding gate.

Windows are tinted, there are alloy security doors front and rear. Our flooring is carpet to bedrooms and formal medial, lounge, tiles to main everyday areas and bathroom.

The landscaping here is low maintenance, a beautiful low level retainment gives a pleasing interest to this open and welcoming yard area. This is a timeless home, one that does not date.

So call Leanne, schedule your private viewing, review, consider and let us know how you would like to proceed. Thank you...

## More About this Property

<b>Property ID</b>	M3WH85
<b>Property Type</b>	House
<b>Land Area</b>	1136 m2
<b>Including</b>	Air Conditioning Toilets (1) Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Hot Water The quality of the build the quality of the landscape all set in a highly desirable location here.

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

**LJ Hooker Warwick (07) 4661 8100**  
Suite 2, 24 Palmerin Street, WARWICK QLD 4370  
[warwick.ljhooker.com.au](http://warwick.ljhooker.com.au) | [office@ljhw.com.au](mailto:office@ljhw.com.au)



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

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.