



Warwick, 20 Margaret Street

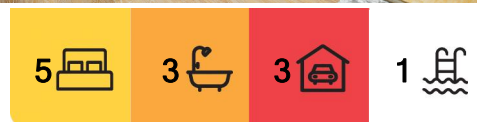
A REMARKABLE HOME, MAGNIFICENT ESTABLISHMENT, PRESENTATION PERFECTION

For an Agent, this property is a dream. To be invited to List, Market and Sell a property so established and presented so picture perfectly is going to be an absolute joy. Buyers, be ready to be impressed, as holistically this will leave you wanting for nothing.

Sellers reluctantly offer to the market to expand their career further in the big smoke, their five bedroom, three bathroom home it is today offered to you for your viewing, review, consideration and possible Offer and Terms to Contract. Every element of this property is quality, is well maintained, is ready now for your occupation for the years ahead. The front half of the house is all cavity brick, double brick and the large expansion, extension is brick veneer. Now to share a little of the property with you:

* Our property is fully and securely fenced all round, you have a person gate and an electric driveway gate;

* For all vehicles coming into the yard, be it car, ute, trailer, caravan or motorhome, you have easy access;



For Sale
Please Call

View
ljhooker.com.au/M4VH85

Contact
Leanne Cameron
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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.

- * Currently the Sellers use two of the possible garage spaces, plus the purpose built motorhome carport;
- * There is room for another two vehicles tandem in what they use currently for recreation equipment;
- * Our home is double brick in places, but mostly Brick Veneer, it has raked timber ceiling in main lounge;
- * Timber features internally, along with a fully and very tastefully renovated kitchen dining, or kitchen sitting which our Sellers utilise it as currently;
- * You have a designated dining room, plus the expansion of the home providing another king sized bedroom, a generous lounge dining, a third bathroom and overly generous Laundry, our Laundry has excellent built in bench and two double cupboards.
- * There are three Bathroom here, there are three toilets here, 2 of the Bedrooms are King sized rooms, the other are all Queen sized;
- * Storage is overly abundant here in this property, every one of our five bedrooms are with built in robes, the master bedroom with a wall or robe, plus a large walk in robe, plus a rather nice ensuite.
- * Along the entire front of the home, you will enjoy a paved verandah, a great place to sit and enjoy your surroundings;
- * To the rear of the home there is an awesome outdoor living. Important to note is across the rear of the home, looking out over the pool and garden to the East, your Kitchen and sitting area, your dining room, your expanded additional lounge and rumpus little toddler area and the expansive outdoor living area all link and flow out and to each other. Truly a well aspected and wonderful space to just be you here, or the place to own when all the family come home.
- * Kitchen has a Caesarstone 40mm granite look benchtop, a 900mm wide Westinghouse stove, this is a gas cooktop and an electric oven; Dishwasher and full rangehood extraction and light;
- * Comfort via Heating and Cooling are well catered for, you have multiple, split system, reverse cycle air conditioning units, a slow combustion wood heater, you have electric hot water system; we have ceiling fans throughout; there is in line heat fan to push the wood heat around the living space;
- * Solar Panels feeding back into the Ergon Grid will serve you well here;
- * Our home is well insulated, as shared already, only quality inclusions, built by quality tradesman;
- * In ground swimming pool was installed in 1996, and totally refurbished, upgraded in 2016. The pool equipment and all accessories are in excellent working order;
- * You are on Council Utility here, town water and sewerage;
- * We have excellent rainwater storage, 3 x 9000 litre tanks, one is plumbed to the residence
- * Motorhome or Caravan Carport is 9 x 4 metres
- * Shed, Garage, Workshop, Skillion is 9 x 6 metres, plus skillion of 9 x 3
- * Solar Panels just over 3Kw
- * here you have a Shade House with quality sprinkler system, there is reticulated water installed in gardens; you have a Vegetable Grow Tunnel, well established food growing beds, a wood shed, a garden shed, a poultry run and coop, worm growing area, composting area, and oh that fantastic Cubby House, it is built to live in almost, as good as a home, when you need some time out, you can take a break here.
- * There is a small shed which has been used as a Gym, but could be used for any use you may have;
- * It is a great Workshop, double Garage, 9 x 3 metre skillion and 9 x 4 metre caravan or

motorhome carport.

I remain ready to take your call, to discuss further, or to schedule your private viewing. Do call Sales Agent Leanne Cameron any day, any time.

Buyers, there is so, so much to share and all within a large 2,630 square metre allotment.

More About this Property

Property ID	M4VH85
Property Type	House
Land Area	2630 m2
Including	Ensuite Study Air Conditioning Toilets (3) Pool Fire Place Courtyard Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels Water Tank This expansive yard has established garden pool has all new equipment compliance certificate.

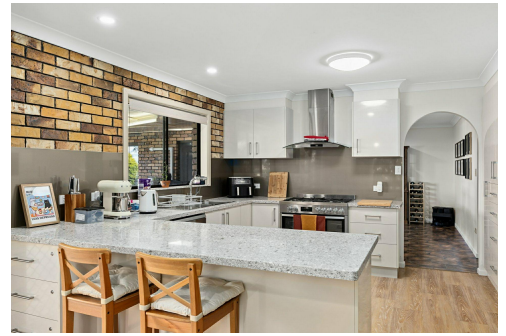
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