



3 Hawker Road, Warwick

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FULLY RENOVATED INTERIOR, FRESHLY PAINTED INSIDE and OUT, COMFORT PLUS

Is it space you want, is it comfort no matter the season, might it be you need room to each own your own space, a yard area to run and enjoy your own parkland sized yard, or get to your next project within the unique workshop at the rear of the garage. Here at our number three, there is much to delight, many surprises in store for you. I particularly favour the front to rear living room, which opens north to the expansive, under roof outdoor living, there are two lounge, living rooms, five bedrooms, each with new carpets, each with robe, storage.

The Kitchen and Dining, well they are, as are all rooms within this home, spacious, well appointed. The Kitchen has near new appliance, gas cooktop, under bench oven, range hood, plumbed fridge and dishwasher. Bathrooms, both have been upgraded well, how could they not, as my lady owner has a family of plumbers at her finger tips. The main Bathroom downstairs, has a large bath, it is a normal shaped bath and with spa jets too, the bath has a lovely shower screen to ensure the water remains where it should, this Bathroom has a linen closet also. Upstairs, the bathroom services the two Bedrooms there, an acrylic shower unit and vanity. Oh, and do

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Warwick
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Interested parties must rely solely on their own enquiries.

LJ Hooker

not let me fail to mention the spacious, sunny Laundry, gorgeous home, where doing your chores is made absolutely enjoyable, due to the aspect, airflow and flooding natural light. The front bedroom upstairs, has the most wonderful balcony, spacious and such a joy to spend time there, looking out over the district to the trees, the city, sporting fields and river, to the mountains south beyond. The outlook from this home, whether to the front or the rear is just lovely, out home is set well back on this large allotment, affording you privacy, a large front and large rear yard.

Comfort is afforded you well here via Gas Heating, a quality Kemlan Slow Combustion Heater, multiple new Air Conditioning systems throughout this home, ceiling fans. The Lounge, Living and four of the Bedrooms each have their own reverse cycle, split system air conditioner systems. During this ownership, the Seller has installed additional quality, high R Rated Insulation, Solar Panels x 14 feeding back into the Ergon Grid, hot water system is an evacuated tube Solar, Electric Hot Water System.

Garage here has ample room for two vehicles, the garage are deep and as shared is where the Workshop and Storage areas are to the rear of the garage. Our Garage area opens out to the outdoor living, to the rear yard.

So, now it is time for you to come by this remarkable, true Home, drive in to meet us, come on, call, schedule your private viewing, them turn in on the long concrete driveway, drive up to us, we will be waiting there to share with you...

MORE DETAILS

| | |
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| Property ID | M7HH85 |
| Property Type | House |
| Land Area | 2100 m2 |
| Including | Air Conditioning Toilets (2) Spa Fire Place Balcony Dishwasher Outdoor Entertaining Workshop Built-in-Robes Fully Fenced Solar Panels Solar Hot Water |

the near half acre of land area here gives you a rare space to melt away from the busy day to day..

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