

## Warwick, 30 Stewart Avenue

Affordable timber home on 1417sqm block

This very affordable timber home sits on a large block in a great location. With its' vibrant yellow front door with entry from the small front covered porch you cannot miss 30 Stewart Avenue as you drive through this quiet neighbourhood.

Features include:

4 bedrooms, large main has a walk-in-robe. 2 additional bedrooms with built-in robes. 4th bedroom that could be used for a craft or hobby room if required. Another smaller room would make a handy separate office space or storage room.

The open plan living and dining areas have timber style French doors, timber fretwork, are painted in neutral colours and are a very generous size with reverse cycle air conditioning & ceiling fans. Some rooms have timber look flooring, others are carpeted and the remaining are tiled.

Spacious kitchen with electric cooktop, rangehood and oven, plenty of cupboards and bench space. The bathroom has a bathtub with shower and toilet.

A small deck adjoining the large undercover entertainment area close to kitchen does

4

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**For Sale**  
\$485,000

**View**  
By Appointment

**Contact**  
**Robert Finlay**  
0427 578 155  
rob@ljhw.com.au



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



require some repairs.

Single carport with convenient street access. The property also has rear yard access to a very open fenced back yard space with 2 garden sheds, a small quaint colonial timber outbuilding from yesteryear and plenty of room for children's play equipment, veggie gardens or perhaps a few chickens.

An adaptable property suited to many applications this great real estate package offers a vacant comfortable home to move straight into. Great value at \$485,000, talk to Principal Rob Finlay (0427 578 155) of LJ Hooker Warwick to realise it's potential.

## More About this Property

Property ID	M6XH85
Property Type	House
Land Area	1417 m2
Including	Air Conditioning Deck Outdoor Entertaining Built-in-Robes Fully Fenced

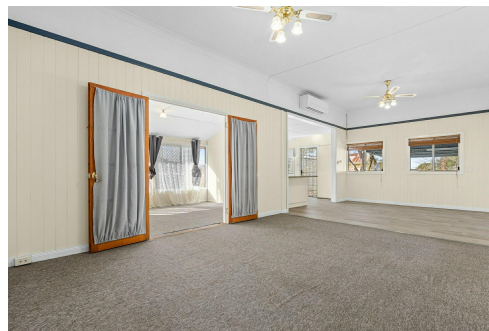
**Robert Finlay 0427 578 155**

Principal/sales | [rob@ljhw.com.au](mailto:rob@ljhw.com.au)

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