



## Warwick, 35 Hamilton Street

SUPREME COMFORT, IMPECCABLY PRESENTED, A TRUE HOME.

This is a wonderful home, well located, excellent proximity to the City Centre, Schools, Shopping and our fabulous River Walks. Exceptional to be honest, to be able to look east to the Great Dividing Range over rich farming land, a hop and a skip across the road to buy the best Eggs in town, only a kilometre stroll or drive to the city centre, under a kilometre walk to East State School, not a great deal farther to the other great schools our city is renowned for, our Region is a great Educational location, enormous opportunity, ample options for you regarding choice of schools, if required.

This property has a new Roof and Guttering, there is air Conditioning, a slow combustion heater, a renovated Kitchen with electric stove, excellent pantry and cupboard space, entering the rear of the home you have a comfortable ramp, entering into a generous wet, coat room, security screen here with small animal door, this rear door leads you out into a very good outdoor living area, also to your generous Laundry room, there is a small rainwater tank, our property is fully and securely fenced, your three bedrooms are each



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/M5SH85](http://ljhooker.com.au/M5SH85)

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

generous, then there are the wide and long wraparound northern and eastern sleepout, enclosed verandah, goodness this is a great space, superior place to capture the warm sun during those Winter months. Here you have already a quality, renovated bathroom, spacious Lounge and Dining, high ceilings, our ceilings have been recently painted, VJ walls throughout this home outside the improved, renovated areas of the property. Originally built in 1920, now clad to lessen ongoing maintenance, we look to handing over to you as new owners, this remarkable family property. Our Garage here has one remote door, the garage is room enough for four vehicles or trailer and work bench, it is a great shed. Our landscape here is perfectly groomed, a great lawn, a private place to enjoy your very own special place on Earth exists here. So call Leanne Cameron our Sales Agent, attend any or all of the scheduled Open Home Hours, or book your very own private viewing.

## More About this Property

<b>Property ID</b>	M5SH85
<b>Property Type</b>	House
<b>Land Area</b>	759 m2
<b>Including</b>	<ul style="list-style-type: none"> <li>Study</li> <li>Air Conditioning</li> <li>Toilets (1)</li> <li>Fire Place</li> <li>Courtyard</li> <li>Outdoor Entertaining</li> <li>Workshop</li> <li>Built-in-Robes</li> <li>Secure Parking</li> <li>Fully Fenced</li> <li>Water Tank</li> </ul>

The condition of this overly welcoming true Home will wrap its arms around you I am sure and certain

**Leanne Cameron 0438 852 188**  
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