



36 Lyons Street, Warwick

3  1  2 

## Close to Town Comfortable Home With Multiple Options

This well presented and preserved post war charmer offers a great comfortable lifestyle and all within walking distance of town and stumbling distance of a local watering hole.

This beautifully preserved home has 3 large bedroom with the master bedroom being a King size room with window box storage. The well place family bathroom is also well placed between the bedrooms . There is an amply sized lounge room and adjoining Dining Room or Sunroom/Office . There is also a small sleepout room that would make an ideal office or craft sewing room. The old fashioned eat in kitchen is equipped with a modern electric range cooker and plenty of space to move.

There is a deck to the rear of the kitchen large enough for the BBQ leading down to the fully fenced back yard. The laundry room is external but is a large room with a second shower. The rear positioned garage also has a workshop and garden storage area with great access to the back yard.

The opportunity with this property is only restricted by your imagination, classified as a mixed use block offers the opportunity to change this from a primary residence.

This property is well worth your consideration and inspection to appreciate the value of the property

**FOR SALE**

Please Call

**AGENTS**

Tim Sheeran  
0456 906 314  
tim@ljhw.com.au

**AGENCY**

LJ Hooker Warwick  
(07) 4661 8100

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.

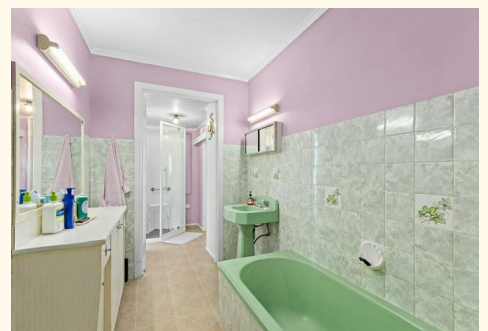
 **LJ Hooker**

## MORE DETAILS

Property ID M80H85  
Property Type House  
Land Area 855 m2  
Including Air Conditioning  
Toilets (1)  
Deck  
Workshop  
Built-in-Robes  
Secure Parking

**Tim Sheeran 0456 906 314**  
Salesperson | [tim@ljhw.com.au](mailto:tim@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)



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.