



## Warwick, 39 Marshall Street

### Great Living In a Peaceful Neighbourhood

On arriving at this fresh and inviting home I knock at the door to be welcomed by the loveliest couple, opening the real timber and glass door to a beautiful new Kitchen built by Brendan Willi of Kitchens by Design, this Kitchen is so welcoming, so many drawers and a good sized Pantry too. The dining table with its crisp hand embroidered table cloth laid out so beautifully with a plate of delicate morning tea delights, the kettle boiled, the sunshine kissing the sink and brightening this hub of the home where you have new appliance Dishwasher, Wall Oven, Microwave, Range hood, Ceramic Cook top all as new, there are again timber and glass door, with prowler proof screen door, out to northern rear deck where you can sit and watch your vegetables grow, covering the deck is a quality insulated easy care roof .

Here at your new home you are fortunate as there is a northern winter deck flowing out off the Kitchen and a southern, front, summer deck as well. Both are generous in size, both add enormously to the quality of living to be enjoyed here.

This property has been enhanced by the Double Bay Garage, much landscaping and a full



**For Sale**  
\$535,000

**View**  
By Appointment

**Contact**  
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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.

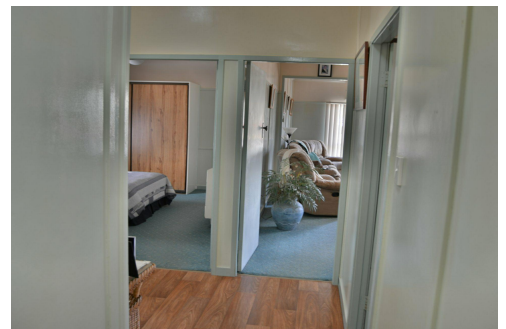
fence all around.

C'mon, let us look further inside, where there are two very comfortable Lounge Rooms, the main Lounge is two rooms in size with a slow-combustion heater and also quality reverse cycle air conditioning, there are two air conditioning units plus ceiling fans in the three spacious Bedrooms and living areas, built-ins and great storage throughout, high-ceilings and being well insulated ensures comfort no matter the season.

We have a clean, glossy white Bathroom with easy access from all Bedrooms, important to note there is a second toilet in the downstairs Laundry where there is ample room also for extra fridge/freezer as well; there is an upstairs Laundry also. The yard is well established, neat and tidy nestled in your yard here is a garden shed, trellis, roses and many traditional plantings. There is a small court yard, a gorgeous, welcoming, southern front deck in addition to the rear deck, so much home here for your dollars, a must view, it will truly warm your heart.

Please feel free to call me anytime 24/7 to enquire further or organise your viewing. We welcome your inspection and share the motivation for this sale is the couple look to move closer to the city to increase their opportunity of work.

Time to make this home yours, you are welcome to call me today, let's get you through.



## More About this Property

<b>Property ID</b>	M6ZH85
<b>Property Type</b>	House
<b>Land Area</b>	784 m2
<b>Including</b>	Toilets (2)

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