



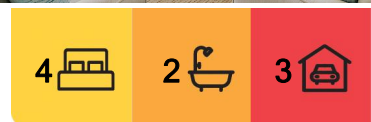
## Warwick, 4 Shipley Street

QUALITY BRICK HOME, PLANNED and BUILT for CURRENT OWNERS...

When you are buying a home for yourselves, if at all possible you do want a home that was lovingly planned and built with effort and consideration, by a good builder for owners. Only one owner here over the last sixteen years, this spacious home, all at level, effortless has been the living here for elderly owners who lived their retirement life comfortably here. Time has dictated a downsize for my current lady owner, hence why we offer to you this very good and comfortable home.

Location plus, with the historic Slade School Oval behind you, schools within walking distance, as is the renowned Warwick Golf Course, wonderful Condamine River Walks. Location, Comfort and Space are superb here.

The home has not dated at all, built to be a timeless space, one that suits all from young to older years. In particular the level allotment, no steps, the larger than is normal remote double garage space, makes for easy access for everyone, room to open doors and not



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/M6PH85](http://ljhooker.com.au/M6PH85)

**Contact**  
**Leanne Cameron**  
0438 852 188  
[leanne@ljhw.com.au](mailto:leanne@ljhw.com.au)



**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.

bump and scrape school ports or grocery bags on cars and wall. The Garage here could also effortlessly convert to another larger room, as it has a side sliding glass door. What I am saying is, that should you like to install a carport at the front here, you have an enormous garage which could become a room, if you have the need for the same.

Kitchen, Dining and everyday Lounge is an open plan, there is a wide foyer entrance, a more formal north facing Lounge Room as well. Kitchen has gas cooktop, electric oven, a Dishwasher that is approximately 2 years since purchased. All Bedrooms have built in robe, the main Bedroom has a very generous walk in robe and a lovely Ensuite. Laundry and utility room is spacious, more spacious than is normal, excellent storage throughout.

Security Screens, ceiling fans, insulated walls and ceiling, reverse cycle air conditioning unit, plus also bayonet for gas heater. Carpet to Bedrooms and formal lounge, tiles elsewhere in our home.

Fully secure rear yard, access to vehicle down the left side of home, to rear single bay Titan 4 x 6 m Shed, or additional garage. This rear shed does have power, lighting and power points installed, there is also a garden shed on slab in the rear yard, a rainwater tank as well.

Recently the owners did install some new LED Lighting in the open plan area

## More About this Property

<b>Property ID</b>	M6PH85
<b>Property Type</b>	House
<b>Land Area</b>	730 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Courtyard Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank This is a quality build a home that was planned and built for current elderly owners.

Comfort plus

**Leanne Cameron 0438 852 188**  
 Salesperson | [leanne@ljhw.com.au](mailto:leanne@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)



**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.