




45 Rangers Road, Warwick

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## WALK OUT of the HEAT INTO THIS COOL and COMFORTABLE HOME

Lovingly renovated by the hands of a newly retired gentleman, new superior inclusions added to this very private and spacious residence, a lovely courtyard, a sweet garden all secured in new fully secured fencing, a yard that will be effortless to maintain, one that allows you to get into life, but have a true, holistic haven to return to each and every day. One outstanding feature of this exemplary offering to our market, is the magnificent view east over the bushland of the famous Canning Downs farm, a treasured area for nature, sit out the front and watch the odd Wallaby, enjoy the various birdlife too.

Seller now with his new knees working great, looks to purchase a lifestyle cottage, own a larger yard again and enjoy having a dear doggo again, after sadly losing his dear old doggie after many years of time together. This has been a fabulous downsize for my Seller, as he navigated mobility issues, but it is now time to get back to more land area and of course that all important shed and workshop to tinker in for the rest of life. Make this sweet home yours, own and occupy, or invest and lease for current excellent return.

Elements that need mentioning to you our Buyers are as follows:

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.

**FOR SALE**

Please Call

**AGENTS**

Leanne Cameron  
0438 852 188  
leanne@ljhw.com.au

**AGENCY**

LJ Hooker Warwick  
(07) 4661 8100

 **LJ Hooker**

- 3 x generous Bedrooms, our Main Bedroom has a very generous Ensuite;
- Main Bathroom has a good sized Bath, again the Bathroom is of a very generous size;
- Property has new secure fencing, enclosed front yard, a fully secure, private rear yard;
- Single Remote Garage, with internal access to our open plan living area and Kitchen;
- this home is newly fully security screened
- you have a neat, well groomed garden, private courtyard, you have a Rainwater Tank
- Winter time is an absolute blissful time with a new, quality, Nectre Slow Combustion Wood Heater;
- the property has a brand new, reverse cycle air conditioning unit, ceiling fans also;
- this home has excellent natural light, it has excellent air flow throughout;
- Kitchen has stainless steel appliance, a full rangehood, dishwasher, double sink;
- a sit under breakfast bar stools
- Front Louvre Windows give so much airflow to the two east facing front Bedrooms;
- Rainwater Tank, a Garden Shed too for you here;
- an outdoor area to enjoy your private courtyard and sweetheart of a garden.

Know we welcome your enquiry, your considered viewing of this dear, sweet Home.

Call me any day, any time to schedule your private viewing. See you all soon...

## MORE DETAILS

Property ID	M95H85
Property Type	House
Land Area	239 m2
Including	Ensuite Air Conditioning Toilets (2) Fire Place Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank
	a well appointed stand alone residence nestled in amongst other good neighbours great bush outlook

**Leanne Cameron 0438 852 188**  
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