



Warwick, 53-55 Fairway Drive

IT IS RARE TO FIND A HOME WITH A MORE GENEROUS SPACE

To meet the family here in this remarkable home was gift just prior to Christmas 2023. To be invited as Sales Agent for such a listing, well that is a privilege indeed...

Built originally for a local business family, nothing was spared in planning and developing that something special.

A very large home, both every day and formal lounge, both every day and formal dining, each an overly generous space. In addition to this you have a dedicated entertaining room or snooker room, with a full sized, magnificent snooker, pool table, with proper hung light over the table, you will think you are playing like a professional here. This table has been professionally re-felted, you will see this in our pictures. Our house is cleaned and all but fully vacated, when viewing you

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For Sale

Please Call

View

ljhooker.com.au/KXFH85

Contact

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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.

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(07) 4661 8100

will notice there are just a few pieces of furniture remaining and of course the pool, snooker table. Should you not wish to retain this table, then the Sellers will sell and have professionally removed prior to settlement. In this overly large entertaining room, you have room for not only the table, but a lounge and other furniture easily, within this space there is a third toilet and basin, a large storeroom, a proper Bar, or Drinks space. This end, room of this home is also double brick. I am always impressed when walking into this space, into this home.

Here you will enjoy:

- * an expansive space, every room generous
- * 4 x Built In Bedrooms, our Master Bedroom with Ensuite and Robe Room
- * Bedrooms have roman blinds and drapes
- * The home has high ceilings, which does give it a grand feel
- * a beautiful Kitchen, everyday Dining and Living, which opens out to a very nice alfresco area
- * to the rear of the home there is another very generous outdoor living area on the southern side which is great for summer, it remains cool, a space where you can relax without the intervention of any sun or heat.
- * You have an Ensuite, a Bathroom and Powder Room style separate vanity space
- * Kitchen is all electrical appliance, we have electric hot water
- * our home here faces north, has a wide verandah area wrapping around from the carport to the alfresco
- * the home has had a decent yard space on this double frontage allotment, which rises slightly from the road to take in a great northerly outlook,
- * an expansive, easy access carport and a single bay colorbond garden shed, or workshop area.
- * all this just a short stroll with your clubs or buggy ride to the iconic Warwick Golf Club.

Come along to review for yourselves, I guarantee it will not disappoint. Call Leanne any time, any day to schedule your viewing, or come along to attend all, or any of our scheduled Open Home times.



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More About this Property

Property ID	KXFH85
Property Type	House
Land Area	1426 m²
Including	Ensuite Study Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes

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