

## Warwick, 67-69 Baguley Street

EVER DREAMED of OWNING A SUPERIOR RESIDENCE with it ALL on an ACRE....

Only a few kilometres to the city centre and all things within our Warwick City, an incredibly well established acre of well groomed landscape. This may be the time to turn the dream into your reality.

Outstanding is truly the only way to describe the superior quality of this home and additional infrastructure. I am confident in all that exists here, having known this property since the original owner built and developed the property, only selling to move north to family and retirement phase of their lives. Our current, again business owners have very much enjoyed their time at this home, they have invested and improved overly with no expense spared. Their motivation for sale is simple, its time to move to their magnificent rural irrigation property, time to build the home for their rest of years.

The establishment, the privacy, the expansive capacity Shed wise for motorhome, boats,



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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/M6EH85](http://ljhooker.com.au/M6EH85)

**Contact**  
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**LJ Hooker Warwick**  
**(07) 4661 8100**

storage, carport and garage will certainly please all who view. Internally our residence, well every room you see is supremely generous, fresh, timeless, a feeling of brand new.

Four incredibly spacious Bedrooms, both the Bathrooms have been fully renovated, exceedingly tasteful improvements here. There are new floor coverings throughout, new plantation shutters, beautiful curtains, the most stunning high quality wool carpet. The Master Bedroom opens out to the wide verandah, well able to capture those summer breeze, this Parent space is fully separate from all other bedroom, separated by the two expansive lounge and open plan Kitchen, Dining and Living. High ceilings throughout, a Laundry and Utility Room like no other I've ever had the pleasure to find in property I have sold these past almost 16 years.

The Kitchen has a northerly aspect, new stone bench top, new appliance, then there is that full Pantry Room. There is simply so much to share, so much.

Comfort I hear you say, well that is well covered here. Our home has a commercial grade air conditioning, the home is fully ducted with reverse cycle air conditions, winter or summer you have a unit with the capacity to quietly and efficiently keep you comfortable. I can say, these owners do not ever half do things, with everything in life, they do it properly. In addition to the fully ducted heating and cooling, you will enjoy the Arrow Slow Combustion Wood Heater, also there are Gas Bayonet installed internally for your instant gas heaters, your preference can be effortlessly accommodated here.

Other details and elements for your knowledge and review regarding this property are below:

- \* There is a dedicated caravan or motorhome Garage, this has a high opening door, is an effortless manoeuvre to enter and exit, all on a concrete driveway. This Shed is 4.6m x 9m;

- \* There is a Carport for two sedan or medium SUV;

- \* There is an extremely spacious under residence double Garage, both remote accesses. This is a polished area of the home, very high ceiling to upper storey beams, a gorgeous space, a third toilet, glass door opening to the rear of this space, out to the glorious parkland style garden, inground swimming pool and other large capacity shed, garage in the rear yard;

- \* In the rear yard you have an 8m x 12m Garage, that can house tandem x 4 vehicles. Currently owners have their vehicle, tools and workshop, along with their boat, within this shed you have a well engineered mezzanine also. The inground pool heating is upon this shed roof. There are two roller doors giving access to this garage, shed, workshop;

- \* Behind you have another shed, this is walled within, making an excellent 3.2m x 2.4m Shed for your mowers and garden equipment;

- \* Then further along and down the side of the large rear 8m x 12m shed, there is a lockable area that leads to the other section of that most rear shed, this is for storage of items you want well out of sight, lengths of steel or timber.

- \* Our home has two x Gas Hot Water Systems, instant gas, never without hot water here;



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\* Solar Panel Installation 4.8Kw feeding back into our Ergon grid;

\* a large in ground swimming pool, the pool is heated and well enclosed with a generous pool surround and cabana hut for those great times to be had;

\* We have a poultry run should you require, our current owners do not use this element at all yet;

\* there is a very decent green house, or shade house for those who like to propagate or keep precious plants or orchids. These elements are well hidden by landscape, nestled and protected by the pool and its surrounds.

I have much to share with you in this remarkable property, one that has a fully and securely fenced rear yard, fencing to the front as well, set well back from street, along a wide full concrete driveway to Garage and Carport.

For now its my time to sit a while with my owners on the 8m x 6.4m under roof deck area of our home, our deck area has access directly to the Laundry and Bathroom area of the home, wide glass doors open directly into the open plan everyday Living, Dining and Kitchen. This northern deck, the Dining and Kitchen all have full privacy and view to the pool and surrounds.

I remain ready to discuss this property with all qualified buyers.

We welcome your Viewing by Appointment

Leanne Cameron 0438 852 188 LJ Hooker Warwick QLD



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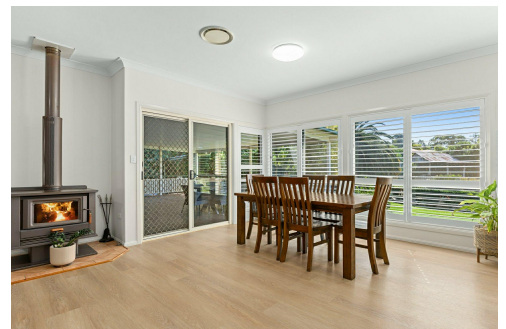
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## More About this Property

<b>Property ID</b>	M6EH85
<b>Property Type</b>	House
<b>Land Area</b>	4061 m2
<b>Including</b>	Ensuite Ducted Cooling Ducted Heating Toilets (3) Pool Fire Place Courtyard Balcony Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank There is much to share with the discerning buyer here a place to disappear from the hectic everyday

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