## 56 COOTHARABA CRESCENT WARNER











## **FOR SALE**

## REGAIN YOUR WEEKENDS AND RELAX IN STYLE

Presenting to the market this luxurious two storey five bedroom plus separate study home situated on a 450m2 fully fenced block in a quiet location walking distance to a fabulous family park. This home boasts all the extra's so you will be the envy of your friends and family - inground saltwater pool, home cinema, security system, crim-safe screens and plantation shutters just to name a few!

As you enter this immaculate home you will begin to appreciate the quality fixtures and fittings within. An inviting hallway leads you to the hub of the home - an open plan dining, living and gourmet kitchen with stone benchtops, 5 burner gas cooktop, walk in pantry and two drawer dishwasher all make cooking up a storm a breeze whilst the family can sit at the breakfast bench and discuss the days happenings.

Looking for a little quiet time out then the private lounge area is the answer situated off the kitchen with access to the alfresco area this room is private and relaxing.

Outside won't disappoint, flowing seamlessly through the beautiful stacker glass doors from the hub of the home is the outdoor alfresco area where you can sit in year around comfort with the stunning blinds to shield you from the elements, overlooking the sparkling inground saltwater pool.

Upstairs you'll discover the home cinema complete with 4k Projector and screen and electric blinds. The master bedroom a retreat in itself with a balcony, electric blinds, walk in robe and ensuite with double shower and vanity. Bedrooms two, three and four all generous in size offer built in robes and ceiling fans. Bedroom five is downstairs featuring its own ensuite making it the perfect guest bedroom or teenage retreat!

Position is key being close to schools, shops, restaurants, parks and transport. This quality home will be snapped up fast so delay call Natalie today on 0419689309 to arrange an inspection.

At a glance

Fully fenced 450m2 block

## 5 BED | 3 BATH | 2 CAR

PRICE:

Offers over \$679,000

**OPEN FOR INSPECTION:** 

N/A



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Fully Enclosed Alfresco 3.9 x 4.5 Living Dining Bedroom Bedroom 4.4 x 6.3 3.1 x 3.1 2.9 x 3.6 Study 2.1 x 3.0 Media Bedroom Lounge Room 2.9 x 3.1 3.5 x 4.7 3.7 x 4.3 Kitchen 3.3 x 2.4 Laundry 2.1 x 2.7 Top Level Garage 5.7 x 5.9 Ensuite 1.7 x 2.7 Bedroom 3.4 x4.8 W.I.R Entry Bedroom  $3.4 \times 2.8$ Ground Level Balcony 3.1 x 1.4 @realty 56 Cootharaba Crescent Warner 4500

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

