



## FOR SALE

**CALL PATRICK D'ARRIGO ON 0447 381 869 FOR FURTHER DETAILS!!**

**IMMACULATE FAMILY HOME! LARGE YARD + ROOM 4 POOL!**

Impeccably positioned in a highly sought after & whisper quiet cul de sac of Warner and exuding an abundance of long term family potential I proudly present to you this fantastic & full sized family gem!

With fresh paint & new carpets and having been extremely well maintained this surprising family home is ready for the new owners to just move in, unpack and relax!

Offering an expansive open plan living & dining area, plus a generous media room or 2nd family living space, this is a home that has been meticulously designed with enviable size and separation throughout ready to accommodate even the largest of contemporary families.

All 4 bedrooms have been designed with size, separation and family comfort as a premium, offering built-ins, ceiling fans & plush new carpets in all. The large master bedroom comes complete with an ensuite & aircon.

The centrally located spick & span kitchen comes complete with an abundance of cupboard & bench space and is finished with quality appliances, all making this a home ready for the largest of culinary gatherings.

The expansive alfresco dining area would be my favourite part of this family gem with a seamless flow from indoor living to outdoor entertaining all entrenched in absolute privacy, making this the perfect stretch for the Sunday BBQ and watch the kids & pets run amok for many years to come!

Presenting a large 705m2 block equipped with a large backyard, exuding with street appeal and with not a skerrick of an easement to mention, the world certainly is your oyster here with the opportunity to further develop whatever your heart desires! Whether it be the family pool to turn this gem into an entertainer's dream or the large shed.

Homes in the area of this presentation and size are moving fast, so be quick and don't delay and ring for inspection times & bookings today!

**4 BED | 2 BATH | 2 CAR**

**PRICE:**

**UNDER CONTRACT - PATRICK D'ARRIGO**

**OPEN FOR INSPECTION:**

**N/A**



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