



## FOR SALE

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

**MASSIVE WARNER LAKES GEM! MULTIPLE LIVING AREAS + KING SIZED ROOMS + DRIVE THRU GARAGE!**

If you could dream of a picture perfect opportunity to plant the family flag and raise the family in the finest of luxury, would it be in a 1 owner property with a bold modern finish?? Would it be in a home that was designed with size, size and more size in mind – massive living spaces + king sized bedrooms?? Would it be a home set in a whisper quiet street only 100m from the local park?? Would it be a home that offers that perfect mix of functional family living with the ultimate in Queensland outdoor entertaining all with a seamless natural flow??

Now you can make your dreams happen!!...You only live once!! The keys are waiting!!

Features include;

- \* Surprising family gem that ticks every box
- \* Large home that has to be viewed to be appreciated
- \* Only 6 years young
- \* 1 owner property – 1st time offered to the market
- \* Situated in a highly sought after & whisper quiet pocket of the Warner Lakes Estate
- \* Conveniently positioned only a 100m stroll to the local park & 150m to dog park
- \* Short stroll to the picturesque Lakes & Dragonfly park
- \* A truly massive open plan living & dining area
- \* Additional spacious media room offering large family separation
- \* Stylish gourmet kitchen with Caesar stone benches, window cut out letting in an abundance of light, a large island work bench and quality appliances including dishwasher
- \* A seamless flow from indoor living to outdoor entertaining with an oversized alfresco dining area
- \* Good yard space at the rear for the kids & pets to play in absolute privacy

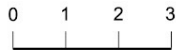
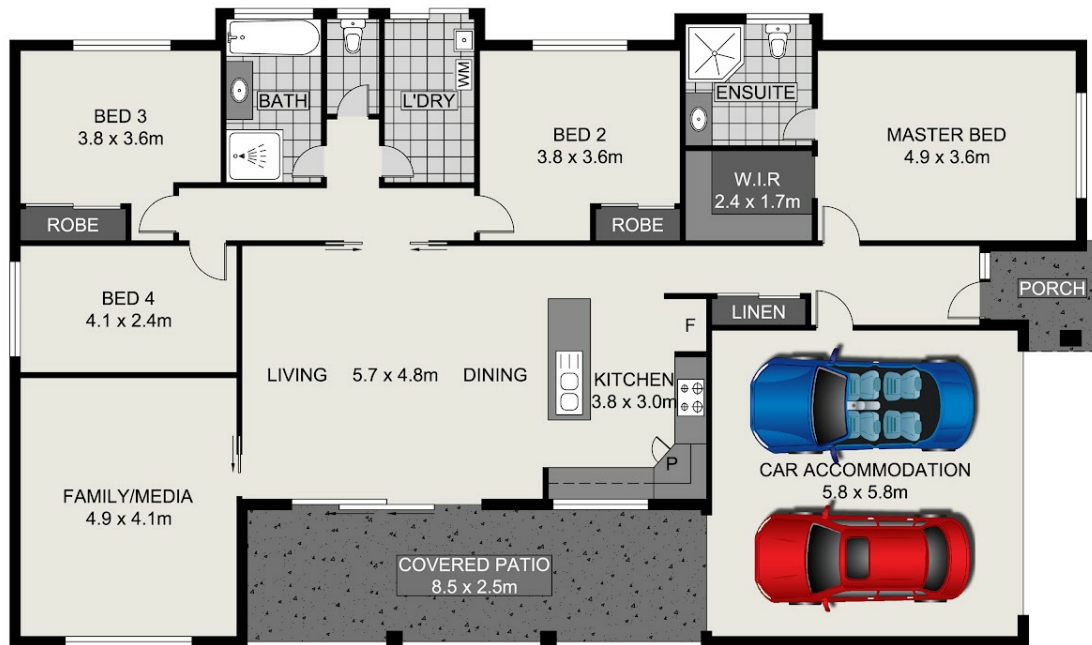
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**UNDER CONTRACT - PATRICK D'ARRIGO**

**OPEN FOR INSPECTION:**  
**N/A**



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Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 158.65m<sup>2</sup>  
 EXT : 24.95m<sup>2</sup>  
 CAR ACCOM. : 33.64m<sup>2</sup>  
 TOTAL : 217.24m<sup>2</sup>

## 10 Rowallan Street, Warner

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.