



# FOR SALE

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

THE PERFECT PLACE TO START! MULTIPLE LIVING AREAS + LARGE YARD + SIDE ACCESS + SOLAR!

Impeccably positioned in a highly sought after & whisper quiet pocket of Warner and exuding an abundance of long term family living potential I proudly present to you this surprising & well rounded family gem!

The home has been meticulously designed, boasting a spacious open plan living & dining expanse plus a large 2nd family living space, all making this a home offering enviable size and separation ready to accommodate even the largest of modern day families!

The centrally located spick & span kitchen comes complete with an abundance of cupboard & bench space, a handy breakfast bar for the kids & quality appliances.

The large pergola and outside entertaining area would be my favourite part of this delectable home 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.

Presenting a large flat & useable yard, 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 to store all the boys toys through the side access direct into the backyard.

Homes in the area of this presentation & size in this price range are as rare as hens teeth to come across, so be quick and don't delay and ring for inspection times & bookings today!

Features include;

- \* Spacious family gem that ticks every box
- \* Well presented – 1st home buyers or investors dream!
- \* Perfectly positioned only 300 to Warner Marketplace shopping complex...pop to the shops and back in under 30 mins!!

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

**PRICE:**

UNDER CONTRACT - PATRICK D'ARRIGO

**OPEN FOR INSPECTION:**

N/A

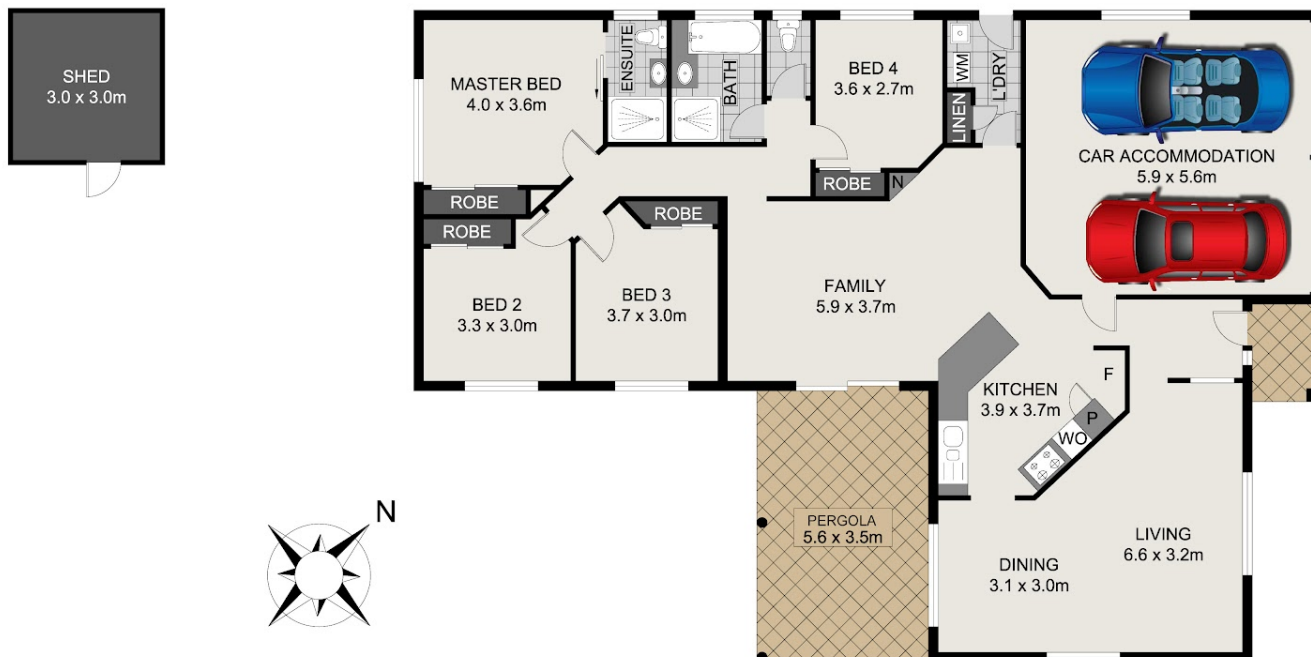


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INT	: 131.80m <sup>2</sup>
EXT	: 22.09m <sup>2</sup>
SHED	: 9.00m <sup>2</sup>
CAR ACCOM.	: 32.31m <sup>2</sup>
TOTAL	: 195.20m <sup>2</sup>

## 6 Blue Mountain Crescent, 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.