



## FOR SALE

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

ARCHITECTURALLY DESIGNED 311m2 WARNER LAKES JEWEL! 4 LIVING AREAS + SIDE ACCESS + ROOM FOR POOL!

If you could dream of a picture perfect opportunity to plant the flag and live in the finest of luxury, would it be in a meticulously designed home with a seamless natural flow?? Would it be in a massive family home totaling 311m2 of living space and offering 4 separate generous living areas, 5 king sized bedrooms + a RARE triple lock up garage?? Would it be positioned at the end of a quiet Cul de Sac and only 80m from Lakes & parklands?? Would it be set in the most exclusive & tightly held street of Warner Lakes?? 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;

\* Priceless family lifestyle opportunity...full sized family home positioned at the end of a quiet Cul de Sac and only 80m from the tranquil lakes & parklands of Warner

\* Positioned in Warner Lakes most exclusive & tightly held street! There has not been a property sale on the street in over a decade!!! Yes, that's right...a decade!! With neighbours like this you will never want to leave!

\* Sprawling 311m2 home all on the single level

\* Proudly set with commanding street presence

\* Northerly aspect catching amazing breezes right through the home

\* 729m2 block – Rare as hens teeth block size for Warner Lakes!!

\* The exclamation point on full sized family living!!

\* Flawlessly presented & much loved 1 owner home...ready for the new owners to just move in & unpack!

\* Ultra RARE triple lock up garage with drive through garage capability to 1 of the spaces too...

**5 BED | 2 BATH | 3 CAR**

**PRICE:**

**UNDER CONTRACT - PATRICK D'ARRIGO**

**OPEN FOR INSPECTION:**

**N/A**



**Patrick D'Arrigo**

**0447381869**

[pdarrigo@atrealty.com.au](mailto:pdarrigo@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)



INT	: 225.80m <sup>2</sup>
EXT	: 27.90m <sup>2</sup>
CAR ACCOM.	: 57.50m <sup>2</sup>
TOTAL	: 311.20m <sup>2</sup>

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.

## 10 Capabella Court 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.