



## FOR SALE

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

THE CROWN JEWEL ON COOLOOLA! SPACIOUS 261m2 HOME WITH WOW FACTOR & EXTRA SPARKLE IN ABUNDANCE!

If you could dream of a picture perfect opportunity to plant the flag and raise the family in the finest of luxury, would it be in a spacious 261m2 & meticulously designed family home only a pebbles throw from the sparkling lakes of Warner?? Would it be in a 4 years young home with opulence & sophistication throughout?? Would it be in a home with a contemporary feature list & that little extra sparkle to make you the envy of all your friends?? Would it be in a home that offered a gorgeous parent's oasis of a master suite...just because...you deserve it!! Would it be in a home that offered the 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;

- \* 4 years young family jewel
- \* Meticulously designed contemporary jewel with WOW factor in abundance
- \* Flawless as new condition 1 owner home ready for the new owner's to just move in, unpack and enjoy
- \* Priceless whisper quiet location only 150m to the sparkling lakes of Warner & 50m to kids favourite Sarbi Park
- \* Commanding street presence
- \* Spacious 261m2 family home
- \* Breathtaking open design with high raked ceilings & wide hallways letting in an abundance of natural light
- \* A truly massive open plan living and dining expanse
- \* Seamless flow from indoor living to outdoor entertaining through a large sliding stacker door out to the oversized entertaining deck all entrenched in absolute privacy
- \* Perfect low maintenance stretch of yard space for the kids & pets

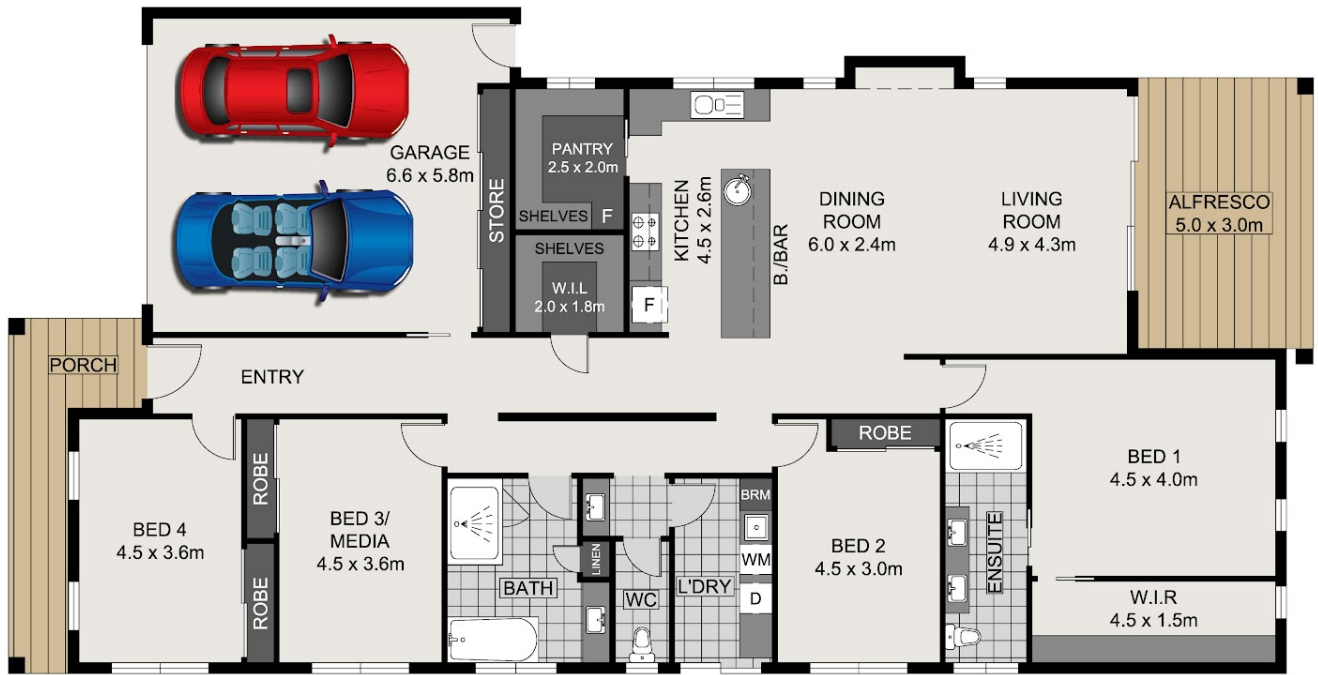
**4 BED | 2 BATH | 2 CAR**

**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 : 194.55m<sup>2</sup>  
EXT : 24.70m<sup>2</sup>  
GARAGE : 41.50m<sup>2</sup>  
TOTAL : 260.75m<sup>2</sup>

## 11 Cooloola Circuit, 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.