



## FOR SALE

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

IMMACULATE WARNER LAKES GEM IN QUIET CIRCUIT! MULTIPLE LIVING AREAS + GREAT YARD SPACE!

Perfectly nestled in a quiet circuit of Warner and exuding an abundance of long term family living potential I proudly present to you this surprising & well rounded family gem!

Positioned in an ultra convenient pocket, close to a selection of parks, a tranquil natural reserve and a short stroll to Warner Lakes, this is a home that offers a lifestyle opportunity not to be missed!

The home has been meticulously designed, boasting a huge open plan living & dining expanse plus an additional 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 & quality appliances including dishwasher. All 4 bedrooms are spacious & offer built-ins and ceiling fans in all. The large master bedroom is set privately at the rear of the home & comes equipped with a large walk in robe and ensuite.

The home is ideally finished with beautiful gardens giving a touch of colour & vibrancy to the home & great yard space for the kids & pets to run amok in absolute privacy for many a year to come!

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

Features include;

- \* Surprising family gem that ticks every box
- \* 1st time offered to the market
- \* Positioned in a quiet circuit close to parklands & a tranquil natural reserve

- \* Modern open designed home

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

**PRICE:**

**UNDER CONTRACT - PATRICK D'ARRIGO**

**OPEN FOR INSPECTION:**

**N/A**

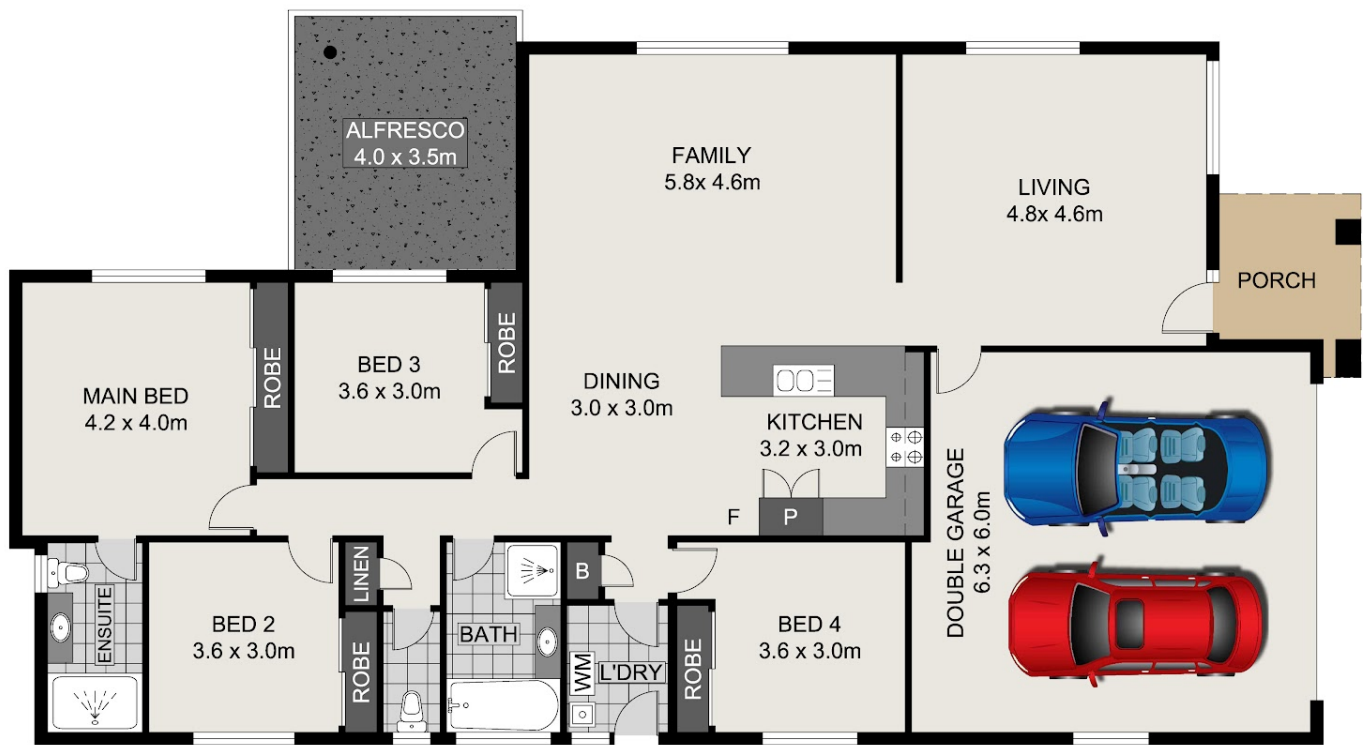


**Patrick D'Arrigo**

**0447381869**

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

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



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 : 156.40m<sup>2</sup>  
EXT : 19.20m<sup>2</sup>  
GARAGE : 36.00m<sup>2</sup>  
TOTAL : 211.60m<sup>2</sup>

## 37 Winlock 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.