



**SOLD**

**YOUR HIGH AND DRY PRIVATE OASIS.... WILL NOT LAST LONG ON THE MARKET! SORRY TOO LATE... UNDER CONTRACT WITH BACK UP CONTRACT!!**

Call of your search!

Set back from the road in this quiet cul-de-sac, in Mt Warren Park's best street, is this huge 1162 m2 parcel of land.

Sitting proudly on its elevated position is this recently renovated home situated in the sought-after Mt Warren Park.

Features included but not limited to:

- Huge 1,162 m<sup>2</sup> block
- Renovated and ready to move into
- Modern kitchen with smeg appliances
- Large bedrooms main with ensuite
- 2 brand new bathrooms tiled to ceiling
- Spacious lounge and dining rooms
- Airconditioned
- Breathtaking 180 deg views
- Large inground saltwater pool with spa
- Entertaining delight
- Access to the back yard ready for your toys
- Fully fenced for pets and privacy
- Low maintenance manicured gardens
- Veggie patch
- Water tank
- Room to park the truck, Caravan and boat or add a Granny Flat

Did I mention, there are 2 golf courses within minutes?

All of this on offer in the ever-emerging community of Mt Warren Park

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

**PRICE:**  
\$525,000

**OPEN FOR INSPECTION:**  
N/A



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Internal 174m<sup>2</sup> External 109m<sup>2</sup> Total 283m<sup>2</sup>

# 13 Manning Court, Mount Warren Park



3 x 2 x 2 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

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.