



**SOLD**

## OPULENT & SPACIOUS 7 YEARS YOUNG FAMILY JEWEL IN ULTRA CONVENIENT LOCATION!

Impeccably positioned in the exclusive Warner Links Estate, I proudly present to you this well rounded family jewel with upmarket finishes!

With tenants in place until January 2022 and renting at \$525 per week, this is an amazing opportunity for any savvy investor looking to add a new jewel to their portfolio.

Set in a lifestyle rich and ultra convenient location, this prized property is positioned a stones throw to Warner Marketplace shopping complex, highly regarded schools, Bray Park train station on the direct CBD train line and a selection of weekend lifestyle spots for you and the family like beautiful Warner Lakes and parklands and tranquil Lake Samsonvale and Bullocky Rest.

The centrally located stylish gourmet kitchen is surely the heart of the home with an endless flow of stone benchtops, an abundance of cupboard space, complete with quality appliances including a 900mm freestanding oven with a 6 burner gas cooktop, dishwasher and an integrated microwave oven & perfectly finished with an ideal overview of the alfresco dining area, all making this an area awaiting any budding masterchef!

The home boasts an expansive open plan living & dining area, plus it offers an additional large 2nd family living space all making this a home offering size and separation ready to accommodate even the largest of modern day families!

All 4 bedrooms have been designed with size, separation and family comfort as a premium, offering built-ins & ducted aircon in all. The spacious master suite comes complete with ducted air conditioning, a walk in robe and an ensuite.

With an amazing flow from indoor living to outdoor entertaining through the pillarless sliding doors out to the alfresco dining area and offering a great flat stretch of yard space for the kids & pets to run amok, this is certainly a home that ticks every box.

With treasured extras such as zoned ducted aircon, stylish bathrooms with stone benchtops, high ceilings letting in an abundance of natural light, a prodigious 6.2KW solar electric system assisting home running costs, premium 'Crimsafe' alike security screens & tinted windows...all

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

**PRICE:**  
\$605,000

**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 :	141.78m <sup>2</sup>
EXT :	21.56m <sup>2</sup>
GARAGE :	34.80m <sup>2</sup>
TOTAL :	198.14m <sup>2</sup>

## 75 Fleet Circuit, Bray Park

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.