



SOLD

**SPACIOUS & WELL ROUNDED FAMILY GEM!
SIDE ACCESS + GREAT YARD SPACE + ROOM
FOR POOL!**

Perfectly set in one of the most family friendly streets of beautiful Warner and offering an abundance of long term family living potential, I proudly present to you this spacious and surprising family home that ticks every box!

From its perfect proximity to a selection of highly regarded schools, to a stones throw to Warner Marketplace Shopping, this is an exceptionally positioned home and a rare opportunity to secure your family's future in the heart of this family friendly pocket of Warner and plant the flag high above the neighbourhood for many a year to come!

The home has been meticulously designed, boasting multiple living & dining expanses, all making this a home with enviable size and separation ready to accommodate even the largest of modern day families!

Perfectly set on a large useable 600m2 block allotment with great yard space and vehicle double gated side access, there is an amazing potential to further develop here – whether it be a family sized pool or a large shed addition.

The expansive outdoor entertaining area would be my favourite part of this delectable gem that ticks every box, with a seamless flow from indoor living to outdoor entertaining.

This family home represents a rare opportunity to secure a slice of Warner gold so be quick and don't delay and ring for booking times and inspection details today!

Features include;

- * Surprising family home that ticks every box
- * Spacious 277m2 property all on a single level!
- * Fantastic flow, size & separation for the growing family – an absolute must to inspect!
- * Large 600m2 block allotment with no registered easements – the exclamation point on full sized family living!!

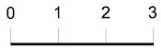
4 BED | 2 BATH | 2 CAR

PRICE:
\$655,000

OPEN FOR INSPECTION:
N/A



Patrick D'Arrigo
0447381869
pdarrigo@atrealty.com.au
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 : 140.42m²
 EXT : 78.04m²
 GARAGE/SHED : 58.66m²
 TOTAL : 277.12m²

22 Gum 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.