

**SOLD**

## RARE 2 HOMES UNDER THE 1 ROOF WITH A MASSIVE YARD ALL SET ON A HUGE QTR ACRE BLOCK!!

If you could dream of a picture perfect opportunity to plant the flag and raise the family, would it be in a spacious & surprising 266m2 family home set in an exclusive and intimate position in a whisper quiet Cul de Sac only a stones throw to quality schools, shops & CBD transport?? Would it be in a single level property that offered a rare and amazing full 2 separate homes under the 1 roof?? Would it be a home all ready to incorporate mum and dad into the family home all while keeping their independence?? Would it be a home set on a huge quarter of an acre block with massive yard space and room for a pool ready to turn this gem into an entertainer's dream??

Now you can make your dreams happen!!...You only live once!! The keys are waiting!!

Features include;

\* Rare as hen's teeth home offering 2 separate homes under the 1 roof – perfect to incorporate mum & dad into the family home or to use as a teenager's retreat or even coup as an amazing rental opportunity on 1 side to help pay the mortgage...whatever suits your family needs! The opportunities are endless!

- \* Immaculately presented & well maintained family home
- \* 1st time offered to the market
- \* Perfectly set in one of the most family friendly pockets of beautiful Warner
- \* Close to Warner Marketplace & Genesis College

- \* Ready for the new owner's to just move in, unpack & enjoy!
- \* Sprawling 266m2 family property on a huge 1,047m2 block – the exclamation point on full sized family living!!
- \* Massive yard space – room enough to have your own game of family footy after the Sunday afternoon BBQ

\* Endless opportunities...potential for a pool addition to turn this gem into an entertainer's dream or potential for a large shed addition....perfect for the at home workshop

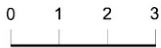
**5 BED | 3 BATH | 3 CAR**

**PRICE:**  
\$801,000

**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 : 189.82m<sup>2</sup>  
 EXT : 21.15m<sup>2</sup>  
 GARAGE/CARPORT : 54.68m<sup>2</sup>  
 TOTAL : 265.65m<sup>2</sup>

## 9 Koel Court, 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.