



**SOLD**

## MODERN 7 YEARS YOUNG WARNER LAKES GEM SET IN FAMILY FRIENDLY CUL DE SAC!

Only a stones throw from the sparkling lakes of Warner, I proudly present to you this stylish 7 years young family jewel! Offering much more than first meets the eye this is a home that is sure to impress any investors or first home buyers looking to secure their first ever nugget of gold!

The stylish gourmet kitchen is surely the focal point of the home with an endless flow of stone benchtops, a handy in built breakfast bar & quality appliances including gas cooktop & dishwasher.

The home comes complete with an expansive open plan living & dining area plus 4 bedrooms have been all complete built-ins. The spacious master bedroom will most definitely impress & comes complete with a walk in robe & a stylish ensuite with stone bench vanity.

The outside entertaining area would be my favourite part of this delectable gem with a seamless flow from indoor living to outdoor entertaining, out to the large alfresco dining area all entrenched in absolute privacy and offering a great stretch of flat yard space, all making this the perfect spot for the Sunday BBQ and watch the kids & pets run amok for many a year to come!

Situated in an ultra convenient location close to schools, shops & only a short stroll to the picturesque Warner Lakes & surrounding kids playgrounds & parklands this is certainly an opportunity not to be missed!

Features include;

- \* 7 years young stylish Warner Lakes gem
- \* 1st time offered to the market
- \* Family friendly Cul de Sac position
- \* Conveniently positioned only a 100m stroll to the local park & dog park
- \* Only 200m to Warner Lakes and parklands themselves

- \* Stylish gourmet kitchen with stone benchtops, a large work bench and quality appliances including gas cooktop & dishwasher
- \* Expansive open plan living & dining area

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

**PRICE:**  
**\$735,000**

**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)