



**SOLD**

## SPACIOUS 8 YEARS YOUNG WARNER LAKES JEWEL! 3 LIVING AREAS + GREAT YARD + ROOM FOR POOL!

Perfectly nestled in the exclusive & new lifestyle rich Warner Lakes estate and offering an abundance of long term family living potential, I proudly present to you this spacious and immaculate 8 years young family jewel that ticks every box!

From the pebbles throw to the lakes & parklands themselves, to being in a superb proximity to Warner marketplace shopping, right through to being conveniently close to a fantastic selection of schools & university...this is a prime location property and an opportunity not to be missed by the ever time savvy modern day family or astute investor looking to add to their growing portfolio.

With a high level of maintenance & fastidious owners, this treasure is ready for you and the family to just move in, unpack and enjoy!

Offering 3 separate living areas, a stunning gourmet kitchen complete with an endless flow of stone bench space and ideally finished with a generous alfresco dining expanse, this is certainly a home ready to accommodate the largest of contemporary families!

All perfectly set on a generous flat block allotment with great yard space and even room for the pool addition, 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;

**POSITION POSITION POSITION!!!!**... Only 30mins to Brisbane CBD, close to the Warner Marketplace shopping, within 2 mins to both Bray Park High and Genesis College plus perfectly set close to Petrie University

\* Amazing new family lifestyle opportunity only a short stroll to beautiful Warner Lakes and parklands - all ready for you and the kids to set off on your next afternoon adventure!

\* Whisper quiet & family friendly street surrounded by other high quality homes

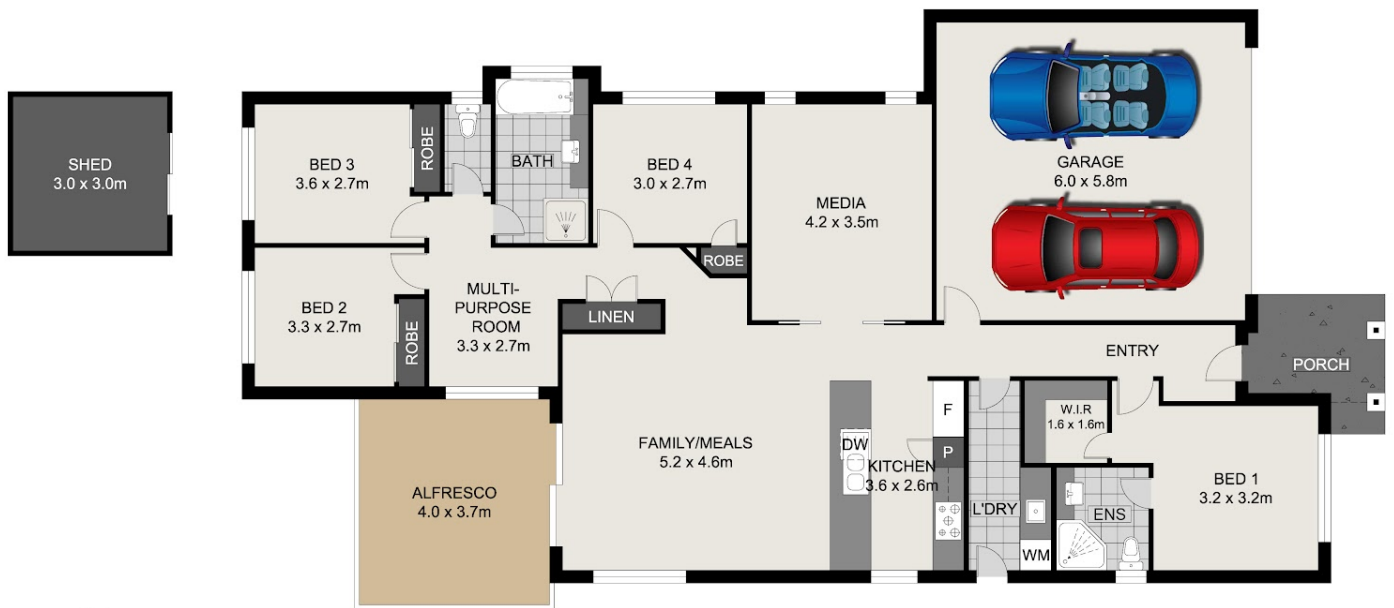
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$735,000

**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 : 146.00m<sup>2</sup>  
 EXT : 19.50m<sup>2</sup>  
 GARAGE : 34.80m<sup>2</sup>  
 SHED : 9.00m<sup>2</sup>  
 TOTAL : 209.30m<sup>2</sup>

## 113 Cootharaba Crescent, 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.