



**SOLD**

## SPACIOUS & CUTE AS A BUTTON CONTEMPORARY LOW MAINTENANCE TREASURE SET IN GORGEOUS WARNER LAKES & PARKLANDS!

Only a stones throw from the sparkling lakes of Warner, I proudly present to you this cute as a button and low maintenance new family lifestyle dream that ticks every box! Offering much more than first meets the eye, this spacious & immaculately presented home is sure to impress any first home buyers or downsizers looking to secure their next slice of gold!

Warner Lakes is the ultimate family orientated area, positioned only 30mins to the Brisbane CBD and offering an exciting new family lifestyle with the ability to break the cabin fever with the kids or grandkids and get out of the house and walk down the road & watch the majestic swans or ducks flutter about on the beautiful lakes, go feed the army of turtles down by the bridge or just kick the footy around and soak up the tranquil surroundings and catch the holiday breezes!

The home boasts an abundance of size & separation throughout offering multiple living spaces perfect for contemporary living with an ideal natural flow.

All 3 king sized bedrooms have been designed with size and family comfort as a premium offering built-ins & ceiling fans in all. The spacious master suite will most definitely impress & comes complete with a large walk in robe, ensuite and air conditioning for year round comfort.

The outside entertaining area would be my favourite part of this magical gem with a seamless flow from indoor living to outdoor entertaining, out to the alfresco dining area all entrenched in absolute privacy and offering great 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!

Homes in the area of this quality & presentation and in this price range are moving lightning fast so be quick & don't delay and call for booking times & inspection details today!

Features include;

\* Unrivalled position only a stones throw to gorgeous Warner Lakes and parklands - all ready for

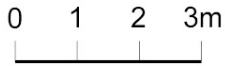
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$852,500

**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 : 140.47m<sup>2</sup>  
 EXT : 15.99m<sup>2</sup>  
 GARAGE : 40.57m<sup>2</sup>  
 TOTAL : 197.03m<sup>2</sup>

## 73 Carlingford Circuit, 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.