



# FOR SALE

## SPECTACULAR & MASSIVE 330M2 ENTERTAINER'S OASIS WITH AN ABUNDANCE OF WOW FACTOR!!

Welcome home to the stunning 11 Koel Court!!  
The keys are waiting to your exciting new family lifestyle!!

Have you been looking for your spectacular forever home but every property you step into just doesn't give you that WOW factor and that 'This is the one' feeling?? Have you been looking for a home that excites you and is picture perfect and move in ready but everything you look at is just so run down, tired & needs so much work?? Have you been looking for a home that offers true large family size & separation but everything you look at feels so small in size, from the lounge rooms, to the bedrooms right through to garage even...for a family of your size?? Have you been looking for a home that still has a touch of contemporary class to it but every property you look at feels like the same old lifeless concrete fortress?? Have you been wanting a property that offers an intimate and tranquil setting and maybe a private Cul de Sac setting?? Have you been looking for an entertainer's paradise of a home with a sprawling outside entertaining zone... all ready for you and the family to host the largest of Sunday afternoon gatherings with friends & family??

If so, then you can stop scrolling as your searching is finally at an end and boy do we have the property for you! The Patrick D'Arrigo Team is proud to introduce you to the tranquil & sprawling entertainer's paradise that is 11 Koel Court, Warner! The keys to your spectacular and picture perfect new lifestyle await!

Features include;

- \* A spectacular new lifestyle property for you and the family to start your exciting next chapter!
- \* Meticulously maintained family home in absolutely immaculate condition...from the front kerb right through to the back fence...this is a home that will impress the most fastidious of buyers!!
- \* Sprawling 330m2 single level masterpiece boasting amazing large family separation – an absolute must to put at No.1 on your inspection list!
- \* Perfectly nestled in a family friendly Cul de Sac
- \* Ultra convenient location only 500m to Warner Marketplace shopping and 2 mins to Genesis

4 BED | 2 BATH | 3 CAR

PRICE:  
UNDER CONTRACT

OPEN FOR INSPECTION:  
N/A



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Produced by Anki & Co for illustrative purposes only. Scale in metres, indicative only.  
 Dimensions are approximate. Anki & Co cannot guarantee its accuracy and interested persons should rely on their own enquiries.

## 11 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.