



# FOR SALE

## STUNNING & EXPANSIVE WARNER LAKES RESIDENCE! DUCTED AIRCON + SOLAR + ULTRA FAST NBN!

Welcome home to 109 Swan Parade!!  
The keys to your exciting new family lifestyle awaits!!

Have you been looking for your 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 is polished 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 new home with a spacious and clever design in all the right areas?? Have you been looking for a home that has some luxurious finishes...because, well, you deserve it but everything in your price range is too far out?? Have you been looking for a real entertainer's delight of a home with a seamless flow from indoor living to outdoor entertaining all with an ultra private backdrop??

If so, then your months & months of searching are finally over and boy do we have the property for you! The Patrick D'Arrigo Team is proud to introduce you to the stunning & dazzling 109 Swan Parade, Warner! The keys to your exciting and picture perfect new lifestyle await!

Features include;

- \* Amazing new family lifestyle opportunity only a stones throw to beautiful Warner Lakes and parklands!
- \* Where else in Brisbane can you buy a home 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 manicured 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!
- \* A true abundance of WOW factor once through the front door
- \* Sprawling single level masterpiece with fantastic flow, size & separation for the growing family – an absolute must to be number 1 on your inspection list this Saturday!

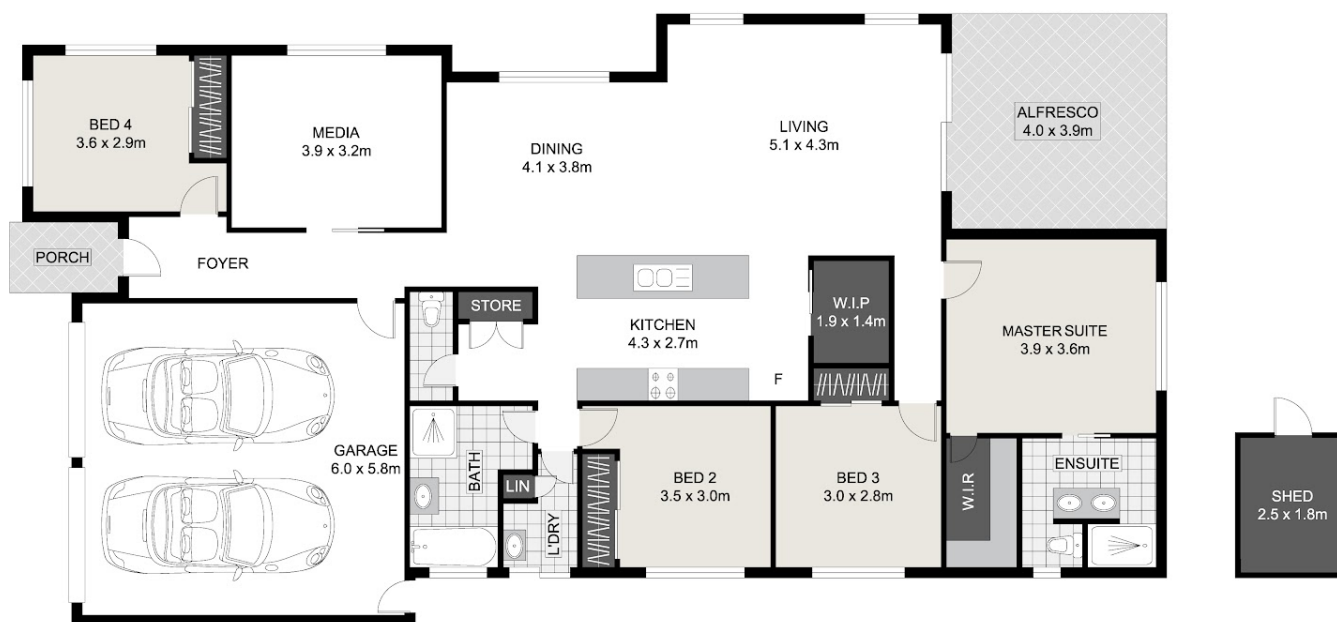
4 BED | 2 BATH | 2 CAR

PRICE:  
UNDER CONTRACT

OPEN FOR INSPECTION:  
N/A



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0 1 2 3m

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.



INT : 148.16m<sup>2</sup>  
 EXT : 18.64m<sup>2</sup>  
 GARAGE : 34.80m<sup>2</sup>  
 SHED : 4.56m<sup>2</sup>  
 TOTAL : 206.16m<sup>2</sup>

## 109 Swan Parade, 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.