



# FOR SALE

## LAKEFRONT EXECUTIVE ENTERTAINER'S OASIS OFFERING THE ULTIMATE IN LARGE FAMILY LIVING!

Welcome home to 99 Caspian Parade!!  
Your ultimate new family lakefront lifestyle awaits!!

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 is just a lounge room or a home office space too small for a family of your size?? Have you been looking for a home that has some luxurious finishes...because, well, you deserve it?? Have you been looking for an entertainer's paradise of a home with the pool already in and a fantastic outside entertaining space with breathtaking and priceless lakefront views all ready for you and the family to host the largest of weekend gatherings with friends & family??

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 spectacular & magical lakefront oasis that is 99 Caspian Parade, Warner! The keys to your exciting and picture perfect new lifestyle await!

Features include;

\* Absolute entertainer's paradise complete with a function sized entertaining deck, a family sized modern magnesium pool with an additional pool pergola with jaw dropping unobstructed views over the gorgeous lake entrenched in absolute privacy

\* 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!

4 BED | 3 BATH | 2 CAR

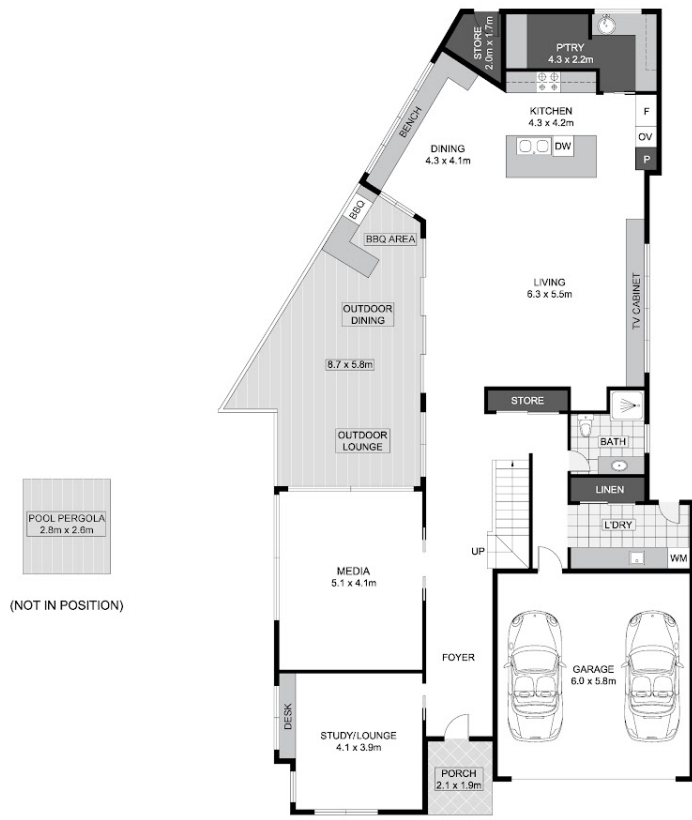
PRICE:  
FOR SALE

OPEN FOR INSPECTION:  
Jun 13 at 10:30am - 11:00am  
Jun 13 at 1:30pm - 2:00pm



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POOL PERGOLA  
2.8m x 2.8m  
(NOT IN POSITION)

0 1 2 3m



INT : 304.91m<sup>2</sup>  
 EXT : 44.28m<sup>2</sup>  
 GARAGE : 34.80m<sup>2</sup>  
 TOTAL : 383.99m<sup>2</sup>

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.

# 99 Caspian 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.

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