

**11 Kurrajong Drive, Warner, Qld 4500**



**House For Sale**

Friday, 3 May 2024

11 Kurrajong Drive, Warner, Qld 4500

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Cara Schwartz

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## Offers Over \$899,000

Nestled on a 704m<sup>2</sup> allotment in the heart of a highly sought after pocket within the family friendly suburb, 11 Kurrajong Drive, Warner offers modern sophisticated updates throughout. This entertainer's delight boasts the best in modern family living with a seamless flow to the outdoor entertainment area and inground sparkling pool. Features:• Open plan living and dining area, adorned with modern accents and sleek black ceiling fans. Additional rumpus room with luxurious timber look flooring, perfect for a media or hobby room to suit all needs. Third additional seating area, currently used as a spacious dining area, with direct access to the outdoor entertainment area, creating a seamless flow between indoor and outdoor spaces. Modern kitchen with extra features, including top-of-the-line appliances, convenient breakfast bar and plenty of bench and cupboard space. Grand, spacious outdoor entertainment area, boasting ample space for outdoor living and family BBQ's, overlooking the sparkling inground pool. Master bedroom retreat featuring plush carpeting, a private door leading to the backyard, built-in-wardrobe and stylish ensuite complete with shower, toilet, and well-appointed vanity. Three additional bedrooms, each offering comfort and privacy with window furnishings, ceiling fans and cozy carpeting. Two of the bedrooms boast built-in wardrobes. Family bathroom with elegant touches offers a shower, large bath, well-appointed vanity, and separate toilet for added convenience. Separate internal laundry with direct access outside. Additional Features:• Sparkling inground pool, complete with heating for year-round enjoyment. Ducted air conditioning throughout. Eco-conscious living with the inclusion of solar panels, water tank and large garden shed with ample space for tools and equipment. Security screens throughout. Landscaped backyard, complete with colour bond fencing and luxurious private gardens. Smoke alarm compliant to new legislation. Building and pest inspection available to interested buyers. ADT Alarm System & security cameras. Approximate Costs:• Quarterly council Rates: \$570.00• Rental Appraisal: \$750 per week Approximate Distances:• 50 m - Nearest Bus stop• 950m - Warner Marketplace Shopping Centre• 1.6km - Genesis Christian College• 6.1km - University of Sunshine Coast• 24km - Brisbane City Centre• 28km - Brisbane international and domestic airport Additional Suburb Information: Additional Suburb Information: The community of Warner was developed with nature in mind. Home to a copious number of parks and greenery within 30km of Brisbane CBD. Multiple train stations near the suburb of Warner provide access throughout the Moreton Bay Region, Sunshine Coast, Brisbane, and Gold Coast. For more information, contact Cara Schwartz on 0490 518 359.