

**15 Lan Place, Mount Warren Park, Qld 4207**



**House For Sale**

Monday, 27 May 2024

15 Lan Place, Mount Warren Park, Qld 4207

**Bedrooms: 4**

**Bathrooms: 2**

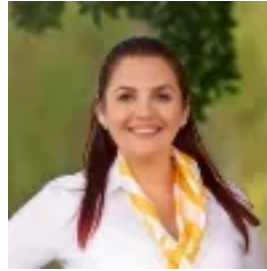
**Parkings: 2**

**Area: 592 m2**

**Type: House**



**ROB TINDALL**  
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## Offers over \$775,000

Welcome to your dream home in the highly after suburb of Mt Warren Park! Located in "The Heights", This stunning low-set Hamptons style residence boasts four spacious bedrooms, two luxurious bathrooms, and a gourmet style kitchen that will delight any chef. Built with family in mind, the home offers you a family friendly floorplan that flows seamlessly from front to back. The property is perched high on the hill at the end of a tranquil cul-de-sac which offers elevated views and a sense of serenity. A 592sqm block provides plenty of space for outdoor entertaining and relaxation. The best attributes about this block are that it is very low maintenance, boasts absolute privacy, and also that it backs onto the reserve at the rear. Being that it is fully fenced, the section also offers you a sense of security and ensures a safe place for the kids and pets to run free. The double lock-up garage provides ample space for your vehicles and storage needs. Property Features Include; Four bedrooms, Two bathrooms, Double lock up garage - 592sqm block\* The primary bedroom offers carpet underfoot, a modern ensuite, a walk-in wardrobe, and a ceiling fan\* A further three carpeted bedrooms all with built-in wardrobes and ceiling fans (the babies' room has a featured panel wall)\* A beautifully designed kitchen boasting a whole stack of added extras including, 2 pac shaker style cabinets, undermounted sink, an Island bench with breakfast bar, storage drawers, overhead (upper) cabinets, 900mm gas stovetop cooker, and a large walk-in pantry - the countertops are a beautiful calcutta stone & the glass window splashback brings the outside elements in!\* Spacious open plan living area means you can entertain or watch the kids from the kitchen - this area is also serviced by the main air-conditioning unit\* The main bathroom offers a luxurious stand-alone bathtub, a separate shower, vanity and toilet\* Outdoors you have a beautiful covered alfresco area which is decked and extended through the rear of the home creating a gorgeous and tranquil entertaining area that overlooks the reserve - that's right, no back neighbours!\* Good sized grassy backyard featuring rock retaining walls meaning they'll stand the test of time\* Fully fenced yard ensuring you get full use of the whole block\* Electric gate\* Colourbond roof Additional property information;\* No Lease - Vacant possession\* Rental appraisal - \$650 to \$710 per week\* Built 2022\* Rates Approx - Approx. \$900 per qtr includes water\* Solar panels Ladies and gentlemen, this gorgeous Hamptons style is set to impress and impress it will. This property will not last long so get in now before you see "Another home under contract by Team Tindall" Mount Warren Park is situated approximately halfway between Brisbane CBD, Gold Coast, Ipswich and Redland Bay. It is only a few minutes drive to all the major arterial roads making your commute a breeze. You'll find it is a short walk to Schools, Kindergartens and a variety of local shops including Coles and IGA. Also conveniently located nearby are Sports fields, gyms, Mt Warren indoor sports centre, Mt Warren Park Golf Club and Mt Warren Lanes. For all the reasons stated above, this is sure to be a popular home! For more information or to book your inspection contact Rob or Alanna