

# 170 Mount Warren Boulevard, Mount Warren Park, Qld 4207



## House For Sale

Friday, 8 March 2024

170 Mount Warren Boulevard, Mount Warren Park, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1250 m2

Type: House



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## Auction

Ladies & Gentlemen, welcome to 170 Mt Warren Blvd. This spacious four-bedroom, two-bathroom home is now available for purchase. The property is scheduled for auction on the 23rd of March. Timeframes are of importance and the seller has indicated that he will seriously consider all offers prior to the auction date also. So get in quick and don't miss out!!! Conveniently located in the highly sought-after suburb of Mt Warren Park the home offers a family friendly footprint and space in abundance. From the spacious living interiors to the expansive outdoor areas the package is sure to suit almost any buyer. The kitchen in particular is well appointed and flows through to the family and dining areas which then flows seamlessly to the outdoor entertainment area meaning the home is designed perfectly for the Queensland lifestyle. This includes the huge backyard that encompasses the 1250sqm block - meaning room for pools and large sheds is a very real possibility. The main lounge room and bedrooms also provide the family with comfortable accommodation. All in all this family home is set to impress and needs to be on your shopping list. Property Features Include; Four bedrooms, Two bathrooms, Double lock-up garage, 1250sqm block - Side Access\* The primary bedroom is fitted with a WIR, ensuite, and air con\* A further three bedrooms will have the whole family catered for - fitted with BIR's\* Enjoy the layout of the large kitchen which is centrally located and offers functionality & great storage\* The spacious living area is carpeted for comfort and is equipped with air conditioning\* A stunning main bathroom is sure to impress with a separate shower and stand-alone bath\* Convenient internal laundry\* The outdoor entertainment area overlooks the lush large green backyard - perfect for BBQ's \* Side access provides the ability to gain rear entry if you desire a shed\* 1250sqm fenced block - perfect for kids and pets \* Professionally painted inside and out - painters have just left\* Recent roof restoration\* Ducted Air-conditioning\* Hard wired security camera system - internal & external \* 20 Solar Panels - (Approx) 6kw System Additional property information;\* Vacant possession\* Rental appraisal - \$680 - \$720\* Built 1992\* Rates approximately \$950 per qtr - includes water. 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, Fitstop, gyms, the Mt Warren indoor sports centre, Mt Warren Park Golf Club, and Mt Warren Lanes. Properties like this are seldom available in Mt Warren Park so call Rob & Alanna now for more information. Don't miss out on the opportunity to make this house your home.