

**20 Harding Boulevard, Mount Warren Park, Qld  
4207**



**House For Sale**

Wednesday, 17 January 2024

20 Harding Boulevard, Mount Warren Park, Qld 4207

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



**ROB TINDALL**  
0738076334



**ALANNA TINDALL**  
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## Offers Over \$739,000

Welcome to 20 Harding Boulevard, Mount Warren Park! This charming and meticulously kept house is the perfect family home, offering spacious living areas, a beautiful backyard, and a convenient location. With 3 bedrooms and 2 bathrooms, this property provides ample space for a growing family. The master bedroom features an ensuite, ensuring privacy and comfort. The open floor plan seamlessly connects the living room, dining room, and kitchen, creating a welcoming and functional space for entertaining guests or spending quality time with loved ones. A special feature of the main living area is its sunken lounge feel with a cathedral style ceiling and exposed beams. The kitchen has modern appliances and plenty of storage space, making meal preparation a breeze. The dining room is perfect for enjoying family meals or hosting dinner parties. Situated on a generous 700 sqm land, this property offers a large backyard where children can play freely or where you can relax and unwind in the peaceful surroundings. The lush green lawn and well-maintained garden create a serene and inviting atmosphere. All of this though is complemented by your beautiful in-ground swimming pool perfectly positioned beside the entertaining area making your new home the envy of friends and family. Built in 1990, this house has been meticulously maintained and boasts timeless architecture. The interior design is tastefully done, with neutral colors and quality finishes throughout. The property also features a garage & carport space for your convenience. **PROPERTY FEATURES INCLUDE;** \* Three bedrooms \* Master bedroom boasts air conditioning, WIR & ensuite \* A further two spacious bedrooms with BIR & ceiling fans \* Two bathrooms \* Two living areas \* The spacious light-filled living area has beautiful cathedral-style ceilings and charming exposed beams \* Well-appointed functional kitchen with dishwasher, ample cupboard & workbench space \* Sizeable entertainment area overlooking pool & yard - perfect for BBQ's \* 700sqm block \* Huge chlorinated in-ground swimming pool **Additional Property Information:** \* No lease in place (ready to move in) \* Rental appraisal estimate \$650 - \$690 per week including pool maintenance \* Built 1990 \* Rates approx. \$950 per qtr incl. 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. Don't miss the opportunity to make this house your home. The price guide for this property is Offers Over \$739,000. Contact us today to arrange a viewing and experience the charm and comfort of 20 Harding Boulevard, Mount Warren Park.