

**22 Ellwood Avenue, Warwick, Qld 4370**



**Sold House**

Friday, 18 August 2023

22 Ellwood Avenue, Warwick, Qld 4370

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 607 m2**

**Type: House**

**\$475,000**

When selling in the area recently, selling No. 7 Ellwood Avenue, I was constantly driving by this gem of a property, it turned my head, I found myself looking back and taking in how neat and well cared for it was. Never did I expect to have a call from the wonderful couple who own this property, saying we would like to sell please. This listing is a total score for me as an Agent, as it is not often one is invited to List, Market and Sell a property that is so well presented for sale to others. Buyers, be prepared for an absolute treat when viewing here...All the necessary elements we do not always see, like a ramp from Laundry to rear yard and clothes line, An excellent rear vehicle access to shed and rear yard, A great small shed, not a garden shed, but a fair dinkum Shed, Our home, well it is a truly beautiful place to come home to. A single remote garage, a generous space, A quiet neighbourhood with very little through traffic, Close to Glennie Heights State School, Close to School Bus and Public Transport, Close to the famous Condamine River Walks, Fully Renovated, beautifully done. New Flooring, new Ceiling Fans, new paint throughout, Fully secure rear yard, Brand new Colorbond Fencing on two sides, sides fenced. Three Bedrooms, each has excellent built in robe space, Hallway Storage, Linen and Broom Closet, Comfort taken care of by way of reverse cycle split system unit, Also a great slow combustion wood heater. Wow, what a Kitchen, spacious Lounge and Dining area, a welcoming entrance. New Appliance, excellent LED Lighting throughout. Wait until you see the fabulous fully renovated Bathroom, a two way Bathroom and separate Toilet. Solar Power Panels feeding back into the Ergon grid 3.5kW of panel working for you. Everything about this property greets one with surprise and satisfaction. Great Lounge x 2, it is a comfort plus dwelling, a private location, a great place to call home.