

32 Denali Circuit, Warner, QLD, 4500



Sold House

Tuesday, 18 July 2023

32 Denali Circuit, Warner, QLD, 4500

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Wes McGregor

Great Family Home located conveniently close to Parkland & Walking Trails

****Please view the 3d tour**

Situated in a quiet, elevated position, this well kept home will appeal to a wide range of buyers including first home buyers, families, retirees and investors.

The practical design features a large main living area plus a lounge (or children's playroom which would also be ideal for family members working from home.

Outdoor living is provided by the super private entertainment area and fully fenced level back yard, accessed directly from the main living area.

FEATURES:

Large lounge and dining room with tiled floors,
Second TV room/living area,
Modern Kitchen with subway tile splash back and stainless steel appliances,
4 Generous Bedrooms,
Spacious master bedroom with walk-in wardrobe and Ensuite,
Three additional bedrooms with built-in wardrobes,
Family bathroom with separate toilet,
Lounge or play room,
Large open plan family & meals area,
Double garage with internal access & remote auto-door,
Solar electricity (6.6 kw),
Security screens throughout,
Ceiling fans,
Split system air-conditioning x 3,
Separate laundry,
Fully fenced level back yard,
Private entertainment area,
Neutral colour scheme,
2022 Compliant smoke alarms,
All of this on a landscaped and low maintenance 480m2 block close to Schools, Shops, Local Parks and Public transport.

BEST OFFER OVER \$699,000 - ALL OFFERS TO BE SUBMITTED BY 5pm SATURDAY 17th SEPTEMBER 2022 (IF NOT SOLD PRIOR)

LOCATION HIGHLIGHTS

Centrally located just metres from walking trails & parkland
Just over 1 km to Marketplace Warner Cafe's, Supermarkets, Shops & Medical facilities
Approximately 1.8km to Genesis Christian College

INTERNET

This property is connected to the NBN (FTTN) according to www.nbnco.com.au

RATES

\$453.71 per quarter - Moreton Bay Regional Council

PUBLIC TRANSPORT

Approximately 650 metres to Nearest Bus Stop (Route 671) to Warner Village, Kensington Village Shopping Centre, Bray Park Station & Strathpine Shopping Centre

SCHOOL CATCHMENT

Bray Park State School

Bray Park State High School

RENT

This property has been assessed by our property management team and would currently rent for approximately \$580 to \$620 per week

ENTRY CONDITIONS

1/Please use hand sanitiser prior to entering the property

2/Please do not touch any objects or surfaces within the property

3/Please adhere to the 1.5 metre Social Distancing Rule

4/ Please DO NOT enter the property if you are subject to a quarantine direction, have developed COVID-19, or if you are having any symptoms of COVID-19 including fever, sore throat, fatigue or breathing difficulty

Your co-operation is appreciated.

Disclaimer: All information contained herein including the floor plan is gathered from sources we believe to be reliable, however, we can not guarantee its accuracy and interested persons should rely on their own enquiries.