

**32 Pratten Street, Warwick, Qld 4370**



*Realty*

**House For Sale**

Friday, 3 November 2023

32 Pratten Street, Warwick, Qld 4370

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1356 m2**

**Type: House**



Mark Mauch  
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**\$685,000**

Constructed in 1917 and described in various newspaper articles as a “prominent residence of the town where garden parties and weddings were once held”. Today this substantial residence sits on the corner of Pratten and Canning Street, on 1,356 sq metres of level land and commands a panoramic view over the Slade Park cricket field to towards the centre of town, just 750 metres away. Upon entry to the property from Pratten Street you will pass through a classic cottage garden designed with deco walk ways meandering through established gardens to paved seating areas. The interior of the home boasts an old-world charm with 12 foot ceilings, polished timber floors and large windows allowing natural light and warmth to flow in.

**CENTRAL EAT-IN KITCHEN FEATURES** - • New 900mm Electric oven with 5 burner gas cooktop. • Dishwasher, double sink and wraparound timber cabinetry with plate rack and coffee bar. • Large walk-in pantry

**LIVING AREAS FEATURE** - • Formal lounge room with wood heater, polished brushbox timber floors • Open plan design from the lounge to a formal dining room with reverse cycle air conditioning. Polished hop pine floors and built in timber cabinets. • Huge north facing sunroom overlooking the Slade Park cricket field.

**BEDROOMS & STUDY** - • Substantial master bedroom with recessed window with seating and under seat storage, new carpet, and direct access to the two new two-way bathroom and separate toilet and vanity. Double built in wardrobes. • Additional two bedrooms, 1 with new carpet • Currently a fourth room is used as a study that could be used as a bedroom.

**BATHROOMS & LAUNDRY** - • Fully renovated two-way bathroom featuring new shower, freestanding bath, and new vanity. Adjoining separate toilet and powder room. • 2nd bathroom at the rear of the home (original maids' room) featuring shower, toilet, and vanity. • Large, renovated laundry and mud room.

**SHEDS AND INFRASTRUCTURE** - • Original timber car garage with timber floor, features power and lighting, (would make a great mancave or art studio). • 6x6 full lockup colorbond shed, insulated with built-in benches. Currently used as a workshop • Two bay carport. • 2 x rainwater tanks

Around the grounds the property has plenty of open lawn areas for backyard cricket or footy, as well as plenty of space to access with a caravan or boat or even build additional shedding if desired. With its period charm, convenient location, and abundant space both inside and out, this exciting opportunity is one not to be missed. To arrange an inspection or for further information contact Mark on 0419 519 979.