

# 46 Gum Street, Warner, Qld 4500

@realty

## Sold House

Monday, 14 August 2023

46 Gum Street, Warner, Qld 4500

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



Patrick D'Arrigo

## Contact agent

If you could dream of a picture perfect opportunity to start your exciting next chapter, would it be in a well rounded & massive 262m2 single level treasure that offered fantastic contemporary family size and separation?? Would it be in an open designed masterpiece that boasted breathtaking 10ft high ceilings and an abundance of WOW factor to make you the envy of all your friends?? Would it be in a home that was set in an ultra convenient location only 500m to Warner Marketplace shopping and close to highly regarded schools?? Would it be in an entertainer's dream of a home with a family sized pool and a large alfresco all ready and waiting for the largest of summer pool parties?? If so, then your months & months of searching are finally over and boy do we have the property for you! The Patrick D'Arrigo Team is proud to introduce you to the spacious & tranquil 46 Gum Street, Warner! The keys to your amazing new lifestyle await! Features include; POSITION POSITION POSITION!!!.... Only 30mins to Brisbane CBD, only 500m to the Warner Marketplace shopping complex and within 3mins to Bray Park High School and Genesis College. Plus close to Petrie University and beautiful Lake Samsonvale.\* Absolute entertainer's dream complete with a family sized pool all entrenched in absolute privacy & catching brilliant breezes\* Well rounded family home that ticks every box\* Situated in a highly sought after & tightly held enclave of Warner close to the shops\* Massive 262m2 home with unmatched large contemporary family flow with brilliant size & separation throughout\* Large 600m2 block allotment with no registered easements\* Breathtaking 10ft or 3m high ceilings letting in plenty of natural light and giving the property an abundance of WOW factor\* Prodigious 6.25KW solar electric system making this a home with 2nd to none cost efficiency\* Air conditioning\* Main bathroom with spa bath\* Premium high quality mesh security screens\* Massive main living and dining areas off the kitchen\* Huge additional 2nd living and dining space\* A seamless flow from indoor living to outdoor entertaining out to generous alfresco dining\* Large & centrally located spick & span kitchen complete with an abundance of cupboard & bench space, quality appliances including dishwasher & perfectly finished with a direct outlook out to the outside entertaining area \* 3 king sized bedrooms\* Expansive master suite complete with not 1 but 2 walk in robes & a large ensuite\* The 4th bedroom is huge and can be used as a 3rd living space or a large at home office - whatever suits your family needs\* Large double lock up garage with remote access & secure internal entry into the family home\* Tranquil & ultra private garden of eden at the front of the home through an intimate archway to a haven complete with veggie patches and herb garden\* An abundance of storage areas\* Large internal laundry room\* Rainwater tank plumbed into the home for toilet & laundry use assisting home water costs \* Amazing additional 40m2 storage area in the roof - perfect to store the Christmas decorations and travel bags\* Handy garden shed\* NBN\* Stones throw to CBD transport\* Quality schools, Marketplace shopping complex & all amenities on your door step\* 7 min drive to the newly opened Petrie University\* 4 min drive to tranquil Lake Samsonvale\* Large 600m2 block allotment with no registered easementsBE QUICK & CALL PATRICK D'ARRIGO ON 0447 381 869 TO ARRANGE YOUR PRIVATE INSPECTION TODAY!!