

46 Pratten Street, Warwick, Qld 4370



House For Sale

Friday, 5 January 2024

46 Pratten Street, Warwick, Qld 4370

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 809 m2

Type: House



Leanne Cameron
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\$625,000 offers invited

These are the listings you seek, those that are well developed and maintained by their owners, those that over time have evolved to a super refined style of living. Here the bonus is you are inner city, a short drive or stroll to everything. Not only proximity is the attraction here, but the impeccable way the Sellers have renovated this property, the way it has been improved and maintained. Key elements in any choice you may make when deciding on your purchase here in Warwick with us. Much original character remains here, cleverly crafted for comfort, space, whether inside or out, its a fabulous property to call Home. Like all Circa 1920 homes, those with wide, generous sleepouts, you can use each generous space as you see fit. Our Sellers here utilise the home as a three bedroom, they have also an Office, three large lounge living rooms, the rear living room also has the dining table, this opens to the expansive rear deck and pool. All the three living rooms are beautiful. The western long room living space could effortlessly be another one or two bedrooms. You would still have two very generous lounge rooms, each with a fire. One a new built in slow combustion wood heater, the other the original fireplace, which of course you could easily place another built in slow combustion wood unit should you choose to do so. Multiple new split system, reverse cycle air conditioning systems exist here. So, you can effortlessly control your comfort, no matter the season. Here you have brand new ceiling fans, quality fans throughout entire house. The Kitchen is a wonderful size, opening out to the long lounge room, also to the rear lounge room, a breakfast bar in in this lounge, along with the large dining table. You have electric appliance, excellent cabinetry. Our home has electric hot water system also. The home is freshly painted inside, looks great. Our main bedroom has a lovely Ensuite, walk in robe, a king sized bed is in place to afford you an idea of the true size of the room, oh and I need mention the private front deck area off the main bedroom, so nice here on the northeast early morning. Across the hall from the main is another large bedroom, this has a window seat. There is the new carpets and stylish quality vinyl plank, excellent window treatments throughout. Additionally, you have new equipment for the inground mineral pool, our pool is solar heated, poolside there is an alfresco area within the pool fenced area, here you have room to cook, eat and enjoy a pinacolato at the beautifully built in bar area. There is a tandem double garage, a storeroom come workshop, this property truly has it all. You have a nice yard, neatly fenced, fully fenced, aggregate driveway, pathway, a remote electric sliding gate. You have rainwater tanks, security screens, fully automatic roller shutters on your western windows. Solar Power Panels 6.64Kw new unit and more. Come along, we welcome your viewing of this wonderful Home. I'm your Agent Leanne, call me any time, any day to schedule a viewing, or to discuss further together. Also for a playlist of 11 x additional short video of this property Click on, or Copy and Paste this Link below to your Web Browser:

https://www.youtube.com/playlist?list=PL8UB3_HQvv_soCsnPA3Ab2iNB0zTDaO6T