

**48 Harding Boulevard, Mount Warren Park, Qld
4207**



House For Sale

Wednesday, 12 June 2024

48 Harding Boulevard, Mount Warren Park, Qld 4207

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1423 m2

Type: House



AIDAN KNOX
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OFFERS OVER \$799,000

Welcome to 48 Harding Boulevard, a charming residence perfectly positioned in the heart of Mount Warren Park. This well-maintained family home offers a blend of modern amenities and comfortable living spaces, ideal for growing families or those who still desire a generous sized yard. As you arrive, you'll appreciate the double lock-up garage leading to an inviting outdoor alfresco area. This space is perfect for family barbecues, an outdoor gym, or simply enjoying the beautiful Queensland weather. The large, flat backyard features a sparkling swimming pool, a spacious garden shed, and it conveniently backs onto Mount Warren Primary School. Inside to the right, you'll find the first living room, which can easily be converted into a media room. The heart of the home boasts a tastefully renovated kitchen equipped with Westinghouse appliances, complemented by fresh paint and new lighting throughout. The kitchen flows seamlessly into the dining room and an additional living area, which opens to the outdoor alfresco - an ideal setup for entertaining while overlooking the pool. Towards the back, there's more space for trailer parking or an extra car, along with the garden shed. The bedrooms offer built in robes and split system air conditioning for all year comforts. The updated laundry offers new cabinetry for added convenience. The main bedroom is a sanctuary with two double built-in robes, air conditioning, and a two-way bathroom that has been stylishly updated. This layout is perfect for those needing extra space and functionality. Conveniently located within close proximity to local schools, shopping villages, and the M1, this home provides easy access to all amenities. Don't miss the opportunity to make this family home yours. Locations: Mount Warren Primary School: Directly adjacent Local Mount Warren Shops: 5 minute drive Mount Warren Park Golf Club: 7 minute drive Windaroo Valley High School: 10 minute drive Beenleigh Marketplace: 10 minute drive M1 Motorway: 5 minute drive Brisbane CBD: 30 minute drive Gold Coast: 35 minute drive With its prime location and the ever-growing demand in the area, this property represents an excellent opportunity for those with the vision to unlock its true potential. This residence is one of a kind, for more information or to secure this, please contact The Aidan Knox team now on 0404 999 340 or 0412 673 847! Disclaimer: * = Approx. The above information has not been verified. We advise you to confirm the accuracy of details before entering a contract. Ray White and its employees cannot be held responsible for any inaccurate details supplied here. Buyer/s must do their own due diligence regarding drawings, floor plans, council approval and measurements etc. these have not been verified by Ray White.