

**48 Linning Street, Mount Warren Park, Qld 4207**



**House For Sale**

Tuesday, 16 January 2024

48 Linning Street, Mount Warren Park, Qld 4207

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2519 m2**

**Type: House**



**ROB TINDALL**  
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**ALANNA TINDALL**  
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## Auction

Welcome to 48 Linning Street, Mount Warren Park! This stunning 4-bedroom, 2-bathroom house is now available for sale. Situated at the end of a quiet cul-de-sac on a generous land area of 2519 sqm, this property offers ample space for you and your family to enjoy. Built in 1990, this house boasts a timeless architecture that combines both style and functionality. As you enter the property, you will be greeted by a spacious backyard, perfect for outdoor activities and entertaining guests. The basement provides additional storage space, ensuring that all your belongings are well-organized. The interior of the house is thoughtfully designed, with a dining room that can accommodate a large dining table, ideal for family gatherings and dinner parties. The floor plan is well laid out, maximizing the use of space and providing a seamless flow from room to room. The flooring adds a touch of east maintenance with both tiles, lino, and laminate laid throughout, while the furniture complements the overall interior design. The large kitchen is equipped with modern appliances, making meal preparation and entertaining a breeze. Surrounded by nature, this property offers a peaceful and serene environment. The yard provides a perfect spot for relaxation, where you can enjoy the beauty of the surrounding plants and trees. PROPERTY FEATURES INCLUDE; 5 bedrooms, 2 bathrooms, double lock up garage, massive 2519sqm block\* Generous master bedroom provides a roomy ensuite and built-in wardrobes\* A further 4 bedrooms offer space for a larger family\* Kitchen is perfectly positioned for entertaining, fitted with a dishwasher \* Spacious light-filled living areas give the family room to spread out and enjoy their own space\* Main bathroom with separate shower and bath\* Verandahs that offer private elevated views\* Internal laundries\* Huge double garage with storage\* Under-house storage\* Quiet cul-de-sac with bushland and walking tracks close by ADDITIONAL PROPERTY INFORMATION;\* Currently tenanted lease expiry 22/04/24\* Current tenants paying \$800 per week\* Built in 1990\* Rates approx \$950 per qtr inc. water Mount Warren Park is situated approximately halfway between Brisbane CBD, Gold Coast, Ipswich, and Redland Bay. It is only a few minutes drive to all the major arterial roads making your commute a breeze. You'll find it is a short walk to Schools, Kindergartens, and a variety of local shops including Coles and IGA. Also conveniently located nearby are Sports fields, Fitstop, gyms, the Mt Warren indoor sports centre, Mt Warren Park Golf Club, and Mt Warren Lanes. Don't miss out on the opportunity to make this house your dream home. The price guide for this property is Auction. Contact us now to arrange a viewing and secure your future in this beautiful property at 48 Linning Street, Mount Warren Park.