

# 49 Paramount Drive, Warner, Qld 4500

@realty

## House For Sale

Tuesday, 6 February 2024

49 Paramount Drive, Warner, Qld 4500

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 709 m<sup>2</sup>

Type: House



Patrick D'Arrigo

## FOR SALE

Welcome home to 49 Paramount! The keys to your magical new family lifestyle awaits! Have you been looking for your forever home but every property you step into just doesn't give you that WOW factor and that 'This is the one' feeling?? Have you been looking for a property to upsize into to start your exciting next chapter but everything you look at is just so run down, tired and needs so much work?? Have you been looking for a home that has some character & warmth to it but every property you look at feels like a different version of the same old single level cold brick & concrete fortress?? Have you been looking for an entertainer's paradise of a home that offered a leafy & tranquil outlook but all the properties you are viewing that fit the bill are on a massive acreage block and come with an unwanted caveat of 3 hours of mowing a week?? Have you been looking for a home that offers a true and full sized dual living option to incorporate mum and dad into but all the properties you look at that boast 'dual living' are barely big enough to swing a cat in and feel like they were built more for survival rather actual living?? 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 luxurious and character filled 49 Paramount Drive, Warner! The keys to your exciting next chapter await! Features include; \* Rare as hen's teeth home offering dual living!! Full self contained granny flat downstairs perfect to incorporate mum & dad into the family home or to use as a teenager's retreat or even coup as an amazing rental opportunity...whatever suits your family needs! \* Phenomenal opportunity for some lucky buyers looking to either upsize or downsize - Acreage style living backing onto parklands without the maintenance!! Only 30mins drive from the city, all ready for you to shoot home, loosen the suit and tie and unwind with a beer or a glass of wine overlooking the tranquil parklands complete with mountain views! \* A true abundance of WOW factor once through the front door...this property is an absolute must to put at the top of your inspection list! \* Flawless & dazzling renovation with all the hard work done! \* Ready for the new owners to just move in, unpack & enjoy \* Expansive 376m<sup>2</sup> property that has the perfect blend of timeless class and contemporary luxury \* Immaculately presented & meticulously maintained

Upstairs - \* 9ft high ceilings & a plenitude of windows & sliding doors letting in abundance of natural light \* An endless flow of sparkling polished timber floors giving a further touch of warmth to the home \* Gorgeous renovated bathrooms - main bathroom complete with feature freestanding bath \* Stunning renovated kitchen with a massive island workbench, an endless flow of 40mm stone benchtops, an abundance of cupboard space, soft close drawers, pendant lights, quality appliances including an induction cooktop & dishwasher and perfectly finished with an unrivalled vista out to the entertaining deck and tranquil parklands \* Expansive separate living & dining areas on either side of the kitchen \* Massive wrap around deck catching amazing breezes & spoilt with sweeping views over the tranquil & private parkland backdrop \* Parent's oasis of a master suite with your own private access out to the main entertaining deck...Wake up and have your morning coffee and soak in the tranquil surrounds to start your day. The master is also ideally finished with a professionally fitted walk in robe and luxurious renovated ensuite. \* 3 King sized bedrooms upstairs with built-ins & plush carpets in all

Downstairs - \* Generous living & dining expanse \* Full kitchen with its own cooktop and oven \* Spacious bedroom with built-in \* Gorgeous renovated bathroom and its own laundry \* Tiled throughout \* Air conditioning \* Its own private patio / courtyard area for outside entertaining all fenced off \* Its own private access

Overall - \* Massive flat yard space with heaps of room for the kids & pets to run amok in absolute privacy \* Additional large pergola with firepit area complete with sandstone boulder seating all making this the perfect spot to bust the marshmallows out with the kids under the stars \* True sized concreted side access with enough space to store even the largest of caravan's, boat's or work truck's. Direct access into the backyard if required also \* Potential for a pool addition or a large shed addition \* Large double lock up garage with remote access \* Huge storage area / additional workshop area at the back of the garage...perfect for the at home tinkerer \* Prodigious 6.4KW solar electric system all making this a home with 2nd to none cost efficiency \* Air conditioning \* Renovated main laundry \* Combustion fireplace \* An abundance of storage areas \* Security screens \* Ceiling fans \* NBN POSITION POSITION POSITION!!!!.... Only 30mins to the Brisbane CBD, only 300m to the Warner Marketplace shopping complex and within 2mins to Bray Park High School and Genesis College. Plus close to Petrie University and beautiful Lake Samsonvale. \* Large 709m<sup>2</sup> flat block allotment

**BE QUICK & CALL PATRICK D'ARRIGO ON 0447 381 869 TO ARRANGE YOUR PRIVATE INSPECTION TODAY!**