

# 8/40 Hillary Drive, Warner, Qld 4500

## Townhouse For Sale

Wednesday, 12 June 2024

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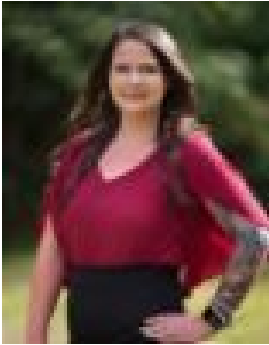
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 112 m2**

**Type: Townhouse**



Hayley Utz

0732616033

## Offers Over \$540,000

Welcome to modern urban living in this stylish and functional townhouse built in 2016. Located within Warner Views in the heart of Warner, this property offers unparalleled convenience and comfort. You'll love its prime position, just a short stroll from Warner Marketplace, peaceful parklands, and highly sought-after schools. The townhouse features an open plan lounge and dining area that adjoins a kitchen equipped with a breakfast bar, ample bench and cupboard space, an electric oven, stovetop, and dishwasher. The expansive living and dining area off the spick-and-span kitchen is perfect for entertaining, with an abundance of cupboard and bench space, and quality appliances for preparing even the largest of culinary gatherings. All three bedrooms are generous in size, each complete with built-ins and ceiling fans. The master suite boasts its own ensuite and a large walk-in robe. Outside, there is yard space sufficient for a small dog or for kids to play in privacy. Additional features include a large covered outside entertaining area, air conditioning, security screens on all doors and windows, and a single lock-up garage with remote access and secure entry into the home. The location is unbeatable, with a short walk to beautiful Warner Lakes and parklands, close proximity to Warner Marketplace Shopping, Genesis Christian College, and Bunnings. You're also just a stone's throw from the tranquil Lake Samsonvale and Bullocky Rest, and only 30 minutes to Brisbane CBD. For those looking for more, it's just an hour's drive to the sunny beaches of the Sunshine Coast and 5 minutes to the newly opened USC University in Petrie. Features Include:

- All 3 bedrooms are generous in size and come complete with built-ins & ceiling fans
- Large master bedroom with ensuite
- Air conditioning
- Good size modern kitchen with plenty of bench space, quality appliances including dishwasher
- Expansive open plan living & dining area
- A surprising amount of storage cupboards
- Handy 3rd toilet downstairs
- Security screens to all doors and windows
- Outdoor private courtyard
- Surprising amount of yard space
- Low maintenance property
- Quiet & family-friendly complex
- King single lock-up garage with remote access & secure entry into the home
- Exciting and growing lifestyle area a short walk to beautiful Warner Lakes and parklands!
- Amazing amount of visitor parking in the complex

Please Note: The property is currently tenanted under a fixed-term lease until late August 2025. Contact us today to arrange an inspection!