

# 13 Caspian Parade, Warner, Qld 4500



## House For Sale

Wednesday, 19 June 2024

13 Caspian Parade, Warner, Qld 4500

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 481 m2**

**Type: House**



Mathew McCullagh

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## Offers Over \$869,000

This beautiful home with instant street appeal really brings the wow factor with its striking façade and manicured gardens. Located on an elevated block, just one door from the lake, this property ticks all the boxes and is an opportunity not to be missed. Located in a sought-after estate in Warner Lakes, this high demand area could be your new neighbourhood! The location is ideal and this stunning home further compliments with its open-plan design and inclusions. There is so much to see and love from the ultra-high ceilings, light and fresh palette, modern charm and quality fittings. All the rooms in this home are the definition of spacious with no shortcuts taken in this quality build. Beautiful street appeal. One door from Warner Lakes and nearby bike paths. Highly sought after estate close to all amenities. High ceilings. Ducted Daikin air-conditioning throughout. Positioned at the front of the home is the master suite, a relaxing space equipped with your own private ensuite, walk in robe, ducted air-conditioning and large windows with blinds. You will love the generous size and the amount of natural light this room encapsulates! The ensuite features beautiful stone top vanity with his and her basins, shower, toilet, blinds and frosting for privacy. Perfectly designed to enhance the privacy of the master, the additional two bedrooms are zoned to the middle and rear of the home. It makes for a comfortable and versatile layout for families as well as multi-generational living needs. Bedrooms two and three are adjoined by a tiled retreat area providing a second living space perfect for children of all ages. Both bedrooms have ducted air-conditioning, mirrored robes, blinds and security screens. The bedroom to the rear is a fantastic size and could be for an elderly parent, older child or a perfect guest room for visitors. The bedrooms are serviced by the main bathroom that features a vanity with stone benchtop, shower, bath, blinds and frosted glass for privacy. There is an adjacent separate toilet and internal laundry tucked away with ample bench space, tub, room for washing machine and dryer and external access. Master suite with own private ensuite, walk in robe, ducted air-conditioning and large windows with blinds. Ensuite features beautiful stone top vanity with his and her basins, shower, toilet, blinds and frosting for privacy. Two additional bedrooms (bigger than standard size) with ducted air-conditioning, mirrored robes, blinds and security screens. Tiled second living area. Main bathroom features a vanity with stone bench, shower, bath, blinds and frosted glass for privacy. Adjacent separate toilet. Internal laundry tucked away with ample bench space, tub, room for washing machine and dryer and external access. The kitchen is where you really see the magic in this gorgeous home with a wide gas stove, stone benches, feature pendants over the island, a built-in microwave, a dishwasher, ample cupboard and bench space and plentiful natural light including a beautiful floor to ceiling fixed glass panel which really feels like you are bringing nature in! Overlooked by the kitchen is the tiled lounge and segmented dining area, for you to relax or for the kids to get their homework done in earshot while you're preparing meals in the kitchen. Gorgeous kitchen with gas cook-top, stone benches, feature pendants over the island, a built-in microwave, dishwasher, ample cupboards and bench space. Tiled lounge and dining zones. Large windows and doors letting so much natural light in and fitted with blinds. There is a covered, tiled alfresco perfect for entertaining friends and family as well as an additional patio off the kitchen perfect for your morning coffee! The backyard is turfed and is perfect for the kids and family pet to enjoy. There is a water tank and solar for efficiency, side gates for access and fully fenced for ultimate safety. Further inclusions include vacuum-maid system ducted vacuuming, Crimsafe and screened throughout and NBN fibre to the node available. Covered and private alfresco for entertaining. Second patio off the kitchen. Turfed, fully fenced back yard with two-gate side access. Water tank and solar for efficiency. Vacuum-maid system ducted vacuuming. Crimsafe and fully screened throughout. Double garage with epoxy flooring. NBN (FTTN) available. All of this and to top it off you walk out your front door and you can see the lake. Tranquil walks by the lake will become your daily routine and something you will love! Only 5 minutes' drive to the fantastic Warner Marketplace with a Woolworths, Aldi, a number of food establishments, butcher, chemist, fresh produce, post office and more. Bus networks are available closeby and only a short 10 min drive to Bray Park train station makes the work commute a breeze. This property will be snapped up instantly, so make sure you attend one of our first scheduled open homes. We look forward to meeting you!