

**25 Lane Ct, Mount Warren Park, QLD, 4207**



**House For Sale**

Wednesday, 14 August 2024

25 Lane Ct, Mount Warren Park, QLD, 4207

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Why Build... Buy established and move-in, in 35 days!!!**

Welcome to your dream home! This stunning lowset residence, built in 2021, offers the perfect blend of modern design and functionality. Boasting added features such as extra ceiling height, downlights throughout, and ducted air conditioning this home is sure to impress even the most discerning buyer.

Step inside and be greeted by the spacious and light-filled living areas, perfect for entertaining guests or relaxing with family. The kitchen is a chef's delight, featuring ample storage space, stonotop benches, high-quality appliances, walk-in pantry and a stylish island bench.

The ensuite is a luxurious retreat, complete with a stand-alone bathtub for those relaxing soaks after a long day. Imagine unwinding in this tranquil space, surrounded by elegance and comfort.

Situated on an elevated block, this home offers lovely cool breezes in summer. Whether you're enjoying your morning coffee on the patio or hosting a BBQ with friends, the panoramic vistas will never cease to amaze. The block also being 619sqm's leaves room for a pool if desired and or is the perfect place for the kids and pets to run free.

Don't miss this opportunity to own a truly exceptional property that combines style, comfort, and functionality in one perfect package.

### Property Features Include;

Three bedrooms, Two bathrooms, Double lock-up garage, Ducted air conditioning, 619sqm

- \* The master bedroom is spacious in design and offers an ensuite and WIR
- \* A further great sized bedroom all with BIR's
- \* The kitchen - perfect for the chef of the family features stonotop benches, 900mm gas stovetop cooker, lots of storage space, walk-in pantry, an Omega dishwasher, and an island bench for extra functionality
- \* Open-plan living, kitchen, and dining area all serviced by the ducted a/c
- \* A second living area or media room creates an ambient space for movie night
- \* The main bathroom services the dwelling and has a separate shower and bath for convenience
- \* Well appointed outdoor entertainment area flows seamlessly from the inside - best of all cleverly positioned to take in the elevated views
- \* Double lock up garage that encompasses the laundry space
- \* Outdoors you have a fantastic flat yard perfect for kids and pets
- \* Generous 619sqm block

### Additional Property Information;

- \* Vacant possession
- \* Current rental appraisal - Approx \$640 - \$680 per week
- \* Council rate approx \$950 per qtr including water
- \* Built 2021
- \* Ducted air conditioning throughout
- \* Fully fenced

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, gyms, Mt Warren indoor sports centre, Mt Warren Park Golf Club and Mt Warren Lanes.

For all the reasons stated above, this is sure to be a popular home!

Don't miss the opportunity to make this exceptional property your own and experience the epitome of luxury living. Contact Rob & Alanna today to arrange your inspection.