

6 Avondale Road, Warner, Qld 4500



House For Sale

Wednesday, 10 July 2024

6 Avondale Road, Warner, Qld 4500

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 781 m2

Type: House

Offers over \$899,000

Nestled amidst serene parks and backing onto Sonata Drive Reserve, this perfectly positioned family home offers an idyllic retreat. Enjoy the bliss of outdoor entertaining in the expansive entertainment area complete with a soothing spa. Step inside to discover an inviting ambiance with wood composite flooring, abundant natural light, and generously proportioned bedrooms. All of this conveniently positioned close to schools, shops and public transport to provide the perfect blend of comfort and accessibility. Property Features:• Open plan kitchen and dining area adjoins an air conditioned lounge with seamless transition from indoor to outdoor living facilitated by direct access to the covered entertainment area.• Kitchen features a Kleenmaid oven, ceramic cooktop, Dishlex dishwasher and ample bench and cupboard space for the culinary enthusiasts.• Master bedroom comprises of his and hers robes, ensuite with double vanity and shower and opens up for direct access to the spa.• Bedroom 2 and 3 are centrally located, generously sized and are complete with built in robes.• Bedroom 4 is positioned at the front of the house offering the perfect versatility to be used as a home office.• Functional main bathroom with shower, bath, vanity and separate toilet for convenience.• Abundant storage throughout the home for practical living.• Outdoor entertainment area with spa and overlooking the fully fenced grassed backyard ensuring privacy and a serene atmosphere together with gate access to park.• Backyard offers an abundance of space with plenty of room for a pool.• Convenient double gate side access providing the benefit of additional car, trailer or caravan parking. Discover your new sanctuary today by scheduling your viewing with Cara Bergmann Properties and envision the lifestyle this home has to offer.*Rental appraisal and building & pest report available for viewing to interested buyers*Approximate fees:• Water: \$360.85 Per quarter• Electricity: \$250.91 Per quarter• Rates: \$534.41 Per quarterApproximate Distances:• Boxwood Court Park, 240m• Woolworths, 1.8km• Genesis Christian College, 2.0km• Bray Park State High School, 3.1km• Bray Park State School, 4.2km• Brisbane CBD, 25.3km• Brisbane Domestic/International Airport, 30.2km***All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.