

**77 Oakwood Road, Warner, Qld 4500**



**House For Sale**

Sunday, 23 June 2024

77 Oakwood Road, Warner, Qld 4500

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Michael Spillane

## For Sale Now

Offering every conceivable extra feature as well as space, privacy and an ultra-handly location, this gorgeous low-set brick abode is perfect for families that require space, separation and a low-maintenance lifestyle. Situated on a well-proportioned 700m<sup>2</sup> allotment that's very usable, you'll love the handiness to all local amenities (that includes being only 4 minutes to the Marketplace Warner Shopping Centre and only 8 minutes to Eaton's Hill). As soon as you arrive, you'll quickly realise that this home has been very well-maintained...all you need to do is unpack your clothes and just relax. You'll wander through the front door and immediately to your right, you'll discover the generous master bedroom that includes a walk-in robe, a split system air-conditioner and a beautifully renovated ensuite that features a shower with a recessed shelf and semi-frameless screens, a gorgeous floating vanity, mirrored cabinets, a toilet and a heat lamp – this ensuite is the absolute definition of luxury if there ever has been one! To the left of the main door, you'll find the spacious formal lounge room...the perfect place to enjoy a quiet night in front of the TV whilst allowing the kids to have their space. By now you've probably noticed the stunning honey oak timber floors, the near new ducted air-conditioning system and security screens and doors throughout the entire home...and these are just a few of the extra features that you'll adore! Head a little further inside and you'll arrive at the immaculate kitchen that features an island bench, plenty of bench and cupboard space, a stainless steel splash back, room for a double door fridge, a built-in pantry and a selection of quality appliances that includes a stainless steel dishwasher, an electric ceramic cook top, a stainless steel range hood and a stainless steel oven. And here's the added bonus with this kitchen – the owners have already paid for a brand new 40mm stone bench top to be installed in the next few weeks so you'll have gorgeous new bench tops just in time for when you move right in! Through a door near the kitchen, you'll find the remote-controlled double lock-up garage that provides easy access into the home. The kitchen flows easily into the expansive open plan living and meals area that also offers a ceiling fan and another split system air-conditioner (despite the fact that there's a ducted air-conditioning system now in place). Follow the corridor leading from this main living space and you'll discover each of the remaining three bedrooms that all provide built-in robes and ceiling fans. Additionally, the main bathroom is right nearby and offers an extra deep bath, a separate shower, a lovely vanity and a heat lamp whilst there's also a separate toilet. One of the other great surprises to this property is the brand new separate laundry – the photos here don't show it (as they were taken before it has been renovated) but you'll be delighted with the timber bench top and refreshed colour palette. Head outside and you'll love the huge rear pergola...the ideal place to relax with a morning cappuccino or entertain many over a sizzling Sunday BBQ whilst you watch the kids splash around in the crystal clear salt-water fibreglass in-ground swimming pool. You might have noticed that there's an easy side access that could easily accommodate a caravan (as you can see now) and there's still plenty of grassy area at the rear of the property where the owners have set up a chicken coop that they're happy to leave if you'd like it. Other notable features include an 8 KW solar system, a 5000 litre water tank that's plumbed to an external tap, an array of veggie gardens, two handy garden sheds, external drop-down blinds to shield from the Western sun, a 5-camera video security system, 2 skylights in the kitchen, a tiled and fully insulated roof, Colorbond fencing all around and an electric hot water system...seriously - what more could you want? This property is offered at a 'more than reasonable' asking price and we're expecting very solid buyer demand given the limited homes currently for sale in this area – Be Quick! A summary of features includes:

- Generous 700m<sup>2</sup> allotment that's full fenced at the rear
- Immaculate low-set brick residence
- Easy side access for a caravan
- Multiple living and dining areas including a formal lounge and an open plan living and meals area
- Immaculate kitchen with quality stainless steel appliances and a soon-to-be installed 40mm stone bench top
- Brand new renovated separate laundry (not pictured)
- Four spacious bedrooms including the master with a walk-in robe and beautifully renovated ensuite
- Remaining three bedrooms with built-in robes and ceiling fans
- Near new ducted air-conditioning system but there's also a split system air-conditioner in the main living area and master bedroom
- Two bathrooms including the main bathroom (with an extra-deep bath and separate shower) as well as the stunning ensuite with semi-frameless shower, floating vanity, mirrored cabinets, toilet and heat lamp
- Spacious outdoor pergola area that's very private
- Crystal clear in-ground fibreglass salt-water swimming pool with a pool blanket
- Remote double lock-up garage
- Stunning honey oak timber flooring
- Security screens and doors throughout
- 8 KW solar system
- 5000 litre water tank that's plumbed to an external tap
- An array of veggie gardens
- 2 handy garden sheds
- External drop-down blinds to shield from the Western sun
- 5-camera video security system
- 2 skylights in the kitchen
- Tiled and fully insulated roof
- Colorbond fencing all around
- Electric hot water system
- Only 4 minutes to 'Marketplace Warner' shopping centre, 8 minutes to Eaton's Hill and only 8 minutes to Bray Park train station
- Within 35 minutes of the Brisbane CBD and 30 minutes to the Brisbane airport

Make no mistake –

this is a great 'all-round' home that will appeal to a wide variety of buyers and is likely to sell quickly – Don't delay!'The Michael Spillane Team' is best contacted on 0414 249 947 to answer your questions.