



13 Warden Street, GOONDIWINDI, QLD 4390

AN OPPORTUNITY AWAITS Could this be the one!

This delightful family home is positioned on an established 1000m² block set amongst other established homes in a great neighbourhood and location.

The floor plan is designed around four spacious bedrooms, three sitting areas, NEW kitchen creating a family friendly haven and is close to all local service amenities including schools, shopping and parkland.

A private entry leads into a comfortable sitting room overlooking the front lawn and bursting with natural light, it offers the perfect retreat for the family to come together at the end of the day.

Flowing through to the rear, easy-care cork tiles guide you into an open plan family meals zone, and the functional kitchen forming the central hub of the home.

The renovated galley style kitchen in neutral tone cabinetry is fitted out with stainless steel appliances including cook-top, under bench oven and dishwasher. A large breakfast bar, with adequate bench and storage options.

TYPE: Sold

INTERNET ID: 300P59444

SALE DETAILS

UNDER CONTRACT

CONTACT DETAILS

**Elders Real Estate
Goondiwindi**

52 Marshall Street
GOONDIWINDI, QLD
07 4676 7777

Anne Raymond
0428 715 725

A spacious dining area is adjacent to the kitchen and flows out to the covered outdoor area via sliding glass doors. Neatly paved, it's the ultimate spot to host alfresco dinner parties and BBQs, or simply relax under the shade with a cool drink and your favourite book while the kids and pets run around on the back lawn.

The third sitting area with built-in cabinetry, split system air-conditioning is perfect for children or as a teenager's retreat or doubling as a home office for even more versatility.

Four spacious bedrooms with built-ins, the main bedroom features a renovated ensuite in crisp white with vanity, seamless glass walk-in shower and toilet. The family bathroom is perfectly located with easy access from the bedrooms has its own separate shower, full size bath and vanity. Separate toilet for convenience.

The home has recently been repainted inside plus a renovated kitchen, ensuite and laundry. For personal comfort ducted evaporative and split system air-conditioning. Carpet features through the four bedrooms and the formal sitting room, cork flooring has been laid through the informal living areas.

Low-maintenance gardens complement the home's use of space with a fully equipped bore taking care of your watering needs.

An attached double carport plus side access to a 6mx9m colourbond shed. An enclosed bay with two roller doors while the 2nd bay is suitable to park the boat or caravan. Garden shed and rainwater tank.

With everything completed this is an ideal home to move straight in and enjoy all this home has to offer.

Disclaimer: The information contained in this brochure is not based on any independent enquiries or knowledge of the agents, and the vendor & agents expressly disclaim any liability arising therefrom. The accuracy of the information can not be guaranteed, and prospective purchasers should make their own judgment as to these matters.

Other features: Close to Schools, Close to Shops

- Land Area 1,000.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- 3 car carport







