



19 Warburton Trail, Lakelands

Property ID: 6651468

Under Offer In 29 Days



Land Area: 510 sqm

ANOTHER SOLD IN LAKELANDS

Ideally suited to a young family, those wishing to downsize or a savvy investor looking to add to their portfolio in a fast developing area. **WE OFFER A FIXED COMMISSION FEE OF \$8800** to the city and just need to avoid the heavy traffic on the freeway? If so with the new Lakelands Station due for completion in 2022 you could be on the train within minutes.

This beautiful 4 x 2 x 2 'Jaxon' home, built in 2007, is situated on an elevated, larger than average block (510 sqm) and boasts 176 sqm of living accommodation. Within walking distance to Black Swan Lake, amazing parks and wetlands. Children can walk to school, bus stops are within easy walking distance and Lakelands Shopping Centre is just minutes away. This is a fabulous opportunity not to be missed, viewing is absolutely recommended.

On entry to the hallway, through the private front garden the words 'beautifully presented' spring to mind. Quality wood laminate flooring and neutral decor to main areas, a spacious family lounge to the right and large master bedroom to the left with walk-in robe and good sized en-suite. Next a seamless transition past a cleverly designed office space, into a great size family room. Continuing on through the dining area and into a kitchen which offers ample cupboard and bench space, a plumbed double fridge recess and dishwasher.

The fully enclosed rear garden features a large alfresco, side access from the garage which also has the added benefit of a large 15A powered storage/workshop space. The wrap around garden; front to rear is fully enclosed and the addition of security shutters to all windows and 'Crimsafe' doors to the front and laundry makes this a safe home for all.

Additional Features:

- ?A further three bedrooms are all of a good size with built in robes
- ?Evaporative air-conditioning
- ?Smart-wired theatre/formal lounge room which could be used as a fifth bedroom
- ?NBN connection
- ?Large garden shed
- ?Fully automated reticulated gardens
- ?5-star energy rated home



Jan Holloway

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Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.