



46 Ballyalla Crescent, WARNER QLD 4500

House: 5 beds 2 baths 2 park



Timeless Quality

\$735,000 - \$775,000

46 Ballyalla Cres Warner is a true forever home. Certainly worth the time to inspect if you have been searching for a family home that delivers on charm, warmth, space – 5 Bed, 2.5 Bath, 3 separate living spaces, 690m² block in a desirable location and priceless potential to add yourself a large pool, shed, or both!

Generously spaced over two levels, this home has cleverly zoned living spaces, offering a flexible and functional floor plan to suit many family needs.

Offering all the extra inclusion of a quality built home, the design thoughtfully blends a classic, elegant concept with the ease and versatility of a modern neutral palate.

Many bespoke features are found throughout the home including –

- Amazing custom designed and built chefs kitchen, complete with stone benchtops, industrial cooker, ceramic double basin, oversized island and much much more.
- Stunning and spacious parents retreat. Hidden away upstairs, this large master bedroom overlooks peaceful views towards the lakes, parks and walkways, abundant storage in the walk in robe, full sized bathroom and private study/reading nook/nursery/lounge.
- Dedicated Childrens Wing, comprising of 3 bedrooms, all with built in robes, full sized bath, under stair storage and rumpus which could be utilised as a play room, study/music space or kids lounge/gaming space.
- Oversized, remote double lock up garage with adjoining internal Workshop. Includes plenty of shelving and storage with an surprising opportunity of having your very own man-space/cave to tinker away. External side access to shed and utilities.
- Large Yard with side access (left) to accommodate your dream family pool, a large workshop/shed or potentially even both!
- Stunning powder room for when entertaining, adjoins to a modern laundry



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Features

- Air Conditioning
- Close to Schools
- Close to Shops
- Close to Transport
- Secure Parking

Property No. 17989875



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and generous walk in linen press

- Side access (right), for small boat or trailer
- Oversized covered deck, with overhead audio
- Low maintenance yard and gardens
- Multiple living spaces
- Full sized office. Potential to double as fifth bedroom
- Bamboo Flooring
- Double faced Gas Fireplace
- Garden Shed
- Air Conditioning/reverse cycle
- Van/Trailer anchor point
- Exposed aggregate paths
- Gas Hot Water System
- 1.5 kW Solar system
- NBN
- 5000L water tank
- Close to parks, lakes, walkways, public transport, schools and amenities.

This is a rare opportunity to secure your family one of the most functional and breathtaking newly built homes I have seen come to market.

This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes



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