

24-26 Rolland Parade, Warner, Qld 4500



Sold House

Tuesday, 7 January 2025

24-26 Rolland Parade, Warner, Qld 4500

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 609 m2

Type: House



Michael Spillane

\$1,260,000

With a presentation as immaculate as you could possibly imagine, a list of features that's as extensive as you could possibly want and a position that's as perfect as you could desire, this impressive low-set architecturally designed rendered brick residence is the ideal choice for those that like the finer things in life! Situated on a generously sized 609m² allotment that's only a few hundred metres to the picturesque 'Warner Lakes' picnic area and walking paths, living here is more of a lifestyle than it is, a simple house to exist. If you're not familiar with 'Warner Lakes', we'd recommend that you take a meandering drive around the lakes district to gain a sense of why there's many locals that move in but don't want to move out. But putting the wonderfully ambient community feel aside, this location is ideal for so many reasons... Firstly, there's plenty of quality local schools within a few minutes' drive... schools that include Genesis Christian College, Holy Spirit Primary, St Paul's Anglican College, Strathpine West State School, Bray Park State High School and Mt Maria College in Petrie. Additionally, there's a host of local shopping options that include 'Marketplace Warner', Eaton's Hill Shopping Village, Cashmere Village, the Strathpine Centre and the soon-to-be-constructed 'Joyner Central'. Westfield Chermside and Westfield North Lakes are both within 20 minutes' drive as well! There's other local facilities such as Lake Kurwongbah, Old Petrie Town and the Petrie University whilst you're public transport options are extensive with the Thompson bus network and several local train stations only minutes away. And best of all, the Brisbane CBD and Brisbane Airport are 35 and 30 minutes' drive respectively. But back here in Warner Lakes, there's numerous ways to find 24-26 Rolland Parade – the easiest of these is to head along Old North Road until you turn left at the intersection of Kremzow Road, take the first right into Rolland Parade and follow it around until you reach number 24-26... one of the highest points of Warner Lakes and this home is right over the road from the leafy parkland that your kids or grandkids will very much enjoy! You'll wander up the pristine driveway, open the oversized timber and glass pivot-style front door and enter a world of luxury and sheer refinement. If you're observant, you'll notice the myriad of features that catch your eye right from the outset - whether it be the ducted and zoned reverse cycle air-conditioning, the floating timber floors, the chic Plantation shutters, the security alarm system, the stainless steel ceiling fans or the ducted vacuum... every conceivable feature that will make your life easier has been installed in this abode. To the right of the entry way, you'll first discover the fantastic media room with a double door entry and new carpet – the perfect place to chill out whilst watching the latest blockbuster or take in your favourite sporting event with the atmosphere in such a way that you'll feel like you're actually at the event! To your left of the entry, you'll find the 4th bedroom... and just like bedrooms 2 and 3, you'll love the generously sized mirrored built-in robes. You'll continue into the residence to find the spacious open plan living and meals area... the ideal place to enjoy some valuable time with your family over a dinner. This area is accentuated by the truly gorgeous gourmet kitchen that features a brand new acrylic feature splash back, gorgeous pendant lights, an island bench with smooth stone bench tops, room for a double door fridge, a built-in pantry, commercial tap ware and finally, a carefully chosen selection of quality appliances that include a 2-drawer Fisher & Paykel dishwasher, a Westinghouse oven, an electric ceramic cook top and a stainless steel ducted range hood – cooking here is a pleasure rather than a chore when you're enveloped in these surroundings. Just off to the side, there's a separated office/ study nook with a built-in desk – the perfect place to work from home but simply shut the doors when you're done and you don't have to think about work until tomorrow! Head around the corner and to the very right, you'll find the direct internal entry into the remote double lock-up garage with extra storage cupboard and epoxy flooring. Right before this entry, there's a separate laundry with its' own built-in cupboard for your convenience. Right between bedrooms 2 and 3 (which are both larger than standard size), you'll find the main bathroom that provides a separate shower and bath, a lovely vanity, a heat lamp and a separate toilet. Adjacent to these rooms is the palatial master suite that oozes elegance with a big built-in robe, external electric blinds and a new renovated ensuite that offers lavish floor-to-ceiling tiles, a semi-open double shower that includes a monsoon shower rose and a recessed shelf, a double floating vanity with stone counter-tops, stunning wall-mounted mirrors and a toilet – sheer opulence by anyone's standards! Head back down the corridor to the main living area and you'll open the huge glass sliding doors to discover the sensational outdoor alfresco area that's been semi-enclosed and offers a fully-insulated roof plus an outdoor kitchen with a sink, a bar fridge, a single-drawer dishwasher and plenty of storage... just imagine entertaining your friends in a spectacular area like this! This area highlights the electric blinds to the outdoor areas and furthermore, overlooks the truly mesmerizing azure blue in-ground magnesium-based swimming pool with a shade umbrella and a gently cascading water feature – this pool is more like a work of art than it is, a functional facility. The backyard is surprisingly large and offers a meandering fully-fenced grassy yard that's interlaced with immaculate gardens... perfect for kids and pets to run around and play

safely. Other notable features outdoors include a heat pump hot water system, a water tank, 3 x small lawn lockers, 3-phase power into the home and best of all, a monstrous 15.6 KW solar system that will surely take care of your power bills for good! This is a truly exceptional residence that offers so much for buyers with a discerning eye and a willingness to acquire a residence of fine distinction and an incredible array of features – Be Very Quick! A summary of features includes:

- Generous 609m² allotment that's well-proportioned and sits at one of the highest points of Warner Lakes
- Only a few hundred metres to the 'lakes' precinct where you'll find BBQ areas and walking paths beside the picturesque lake
- 2010 built architecturally designed low-set rendered brick residence
- Oversized timber and glass pivot-style front door
- A total of 4 bedrooms that all feature generous mirrored built-in robes
- Separated office/ study nook with a built-in desk
- Two living spaces including the expensive open plan living and meals area as well as the separate media room with new carpet
- Two gorgeous bathrooms including the new renovated ensuite featuring lavish floor-to-ceiling tiles, a semi-open double shower that includes a monsoon shower rose and a recessed shelf, a double floating vanity with stone counter-tops, stunning wall-mounted mirrors and a toilet
- Sublime kitchen with brand new acrylic feature splash back, gorgeous pendent lights, an island bench with smooth stone bench tops, room for a double door fridge, a built-in pantry, commercial tap ware and finally, a carefully chosen selection of quality appliances
- Ducted and zones reverse cycle air-conditioning
- Floating timber floors
- Chic Plantation shutters
- Security alarm system
- Stainless steel ceiling fans
- Ducted vacuum
- Remote double lock-up garage with extra storage cupboard and epoxy flooring
- Sensational outdoor alfresco area that's been semi-enclosed and offers a fully-insulated roof plus an outdoor kitchen with a sink, a bar fridge and a single-drawer dishwasher
- Stunning azure blue in-ground magnesium-based swimming pool with a shade umbrella and a gently cascading water feature
- Fully-fenced grassy yard that's interlaced with immaculate gardens
- Heat pump hot water system
- Water tank
- 3 x small lawn lockers
- 3-phase power into the home
- 15.6 KW solar system
- Colorbond roof

This is a truly impeccable home that is quite breath-taking in every way...and it's bound to appeal to a very wide variety of buyers that include professional couples, young families, retirees or those that simply appreciate quality when they see it – Don't delay! 'The Michael Spillane Team' is best contacted on 0414 249 947 to answer your questions.