

**To: Your Name - Your Email Address**

**Job: Copywriting Services – Property Address**

**Brochure/internet/front signage/newspaper advertisement**

**Date: 10/04/18**

**Brochure/Internet**

## **WHAT A CHARMING HOME!**

This lovely 3 bedroom 1 bathroom residence is waiting for the next lucky buyer to make it their own, comfortably situated on a flat and large 729sqm block and nestled very close to public transport at Warwick Station, Warwick Grove Shopping Centre, the freeway, several schools, the local cinema, a medical centre and so much more.

Three separate living areas, two outdoor entertaining patios and a spacious workshop shed makes this fantastic property ideal for canny investors or first-home buyers. The sunken formal front lounge room leads through to a practical kitchen/dining area and an adjacent family room with a ceiling fan, a gas bayonet and split-system air-conditioning.

There is also a versatile sunroom with potential to convert into a home office area, depending on your personal needs. All bedrooms enjoy the luxury of built-in wardrobes, whilst the single carport boasts gated drive-through access for up to two more vehicles to safely park at the rear.

Other features include, but are not limited to:

- Westinghouse gas cooktop and oven in the kitchen
- Tiled sunroom with outdoor access to the main rear entertaining patio
- Second gazebo/patio entertaining area within the easy-care backyard
- Generous master bedroom with split-system air-conditioning and a ceiling fan
- Mirrored built-in robes and ceiling fans to 2<sup>nd</sup>/3<sup>rd</sup> bedrooms
- Separate bath and shower in the bathroom
- Efficient laundry with a broom cupboard and separate toilet
- Linen press
- Low-maintenance flooring throughout
- Solar-power panels
- Reticulation
- Gas hot water system
- Brand-new gutters
- Fernery/pergola area in the rear garden
- Ample driveway parking
- Side access

The long-time owner of this abode is finally ready to pack up and sell, giving you an outstanding opportunity to capitalise on a convenient location where Warwick Senior High School, Hawker Park Primary School and the Warwick Indoor Stadium are also nearby. How splendid!

### Sign

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- 3 bedrooms, 1 bathroom
- 3 separate living areas
- Outdoor patio entertaining
- Workshop shed
- Solar power panels
- Drive-through parking via single carport

Newspaper Ads

SUBURB

OFFERS

**CHARMING COMFORT!**

Property Address  
Open ??????????????????

Delightful 3x1 home on a spacious level  
729sqm block with solar panels,  
two outdoor patio entertaining areas, three  
internal living zones and plenty of parking  
space. There is also a workshop shed for  
good measure. Close to all amenities!

- :: Easy access to schools and shopping
- :: Minutes from the local cinema and medical centre
- :: Public transport and the freeway nearby
- :: Drive-through access via single carport
- :: Will suit first-home buyers or investors
- :: Split-system air-conditioning

ALL OFFERS PRESENTED  
CLOSE DATE SALE: ?? \*\*\*\*\* 2018

Your Name

Your Email Address

Your Mobile Number

SUBURB ???  
**HOW CHARMING!**  
Property Address  
Open ?????

This lovely 3x1 residence is waiting for the next lucky buyer to make it their own, comfortably situated on a flat and large 729sqm block and nestled very close to public transport at Warwick Station, Warwick Grove Shopping Centre, the freeway, several schools, the local cinema, a medical centre and so much more. **THREE SEPARATE LIVING ZONES TO CHOOSE FROM!**

Your Name  
Your Email Address    Your Mobile Number