

Sold



4 Hawker Avenue, Warwick



## Endless Possibilities at 4 Hawker Avenue

Welcome to 4 Hawker Avenue, a stunning 4-bedroom, 2-bathroom property with an inviting pool and a self-contained pool room studio. Nestled in a highly sought-after location, this extraordinary home offers not only a beautiful living space but also numerous avenues for investment and the potential for subdivision.

Step inside the enticing residence and be captivated by its charm and spaciousness. With 4 bright and airy bedrooms, there is ample room for a growing family or for hosting guests. The well-appointed bathrooms provide a touch of luxury and convenience, ensuring comfort for all occupants.

The true star of this property is the inviting pool, perfect for lazy afternoons or weekend gatherings with loved ones. The self-contained pool room studio provides a versatile space that can be utilized as a home office, an entertainment area, or even as a guest retreat. The opportunities are endless!

Beyond the delights found within, the investment potential of 4 Hawker Avenue is truly remarkable. This property presents multiple options for astute investors, from renting out the studio for additional income to exploring the possibility of subdivision with r20/r60 zoning.

Located in a highly desirable area, 4 Hawker Avenue is in close proximity to quality schools, vibrant shopping precincts, and easy access to major transport routes. Whether you're looking to create a comfortable family

🛏 4 🗺 2 🚗 2 📏 893 m<sup>2</sup>

**Price** SOLD for \$850,000  
**Property Type** Residential  
**Property ID** 29670  
**Land Area** 893 m<sup>2</sup>

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
**REAL ESTATE**

home, a savvy investment opportunity, or a subdivision project with incredible potential, this property has it all.

Don't miss the chance to own a property that offers not only a beautiful residence but also exceptional investment possibilities. Discover the endless opportunities awaiting you at 4 Hawker Avenue!

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*