



**Footprints - The Cedars**  
*4 Burnt House Hill, Warwick*  
**\$785,000**



Within the well-kept Cedars community, 'Footprints' townhouse offers space, privacy, and flexibility - perfect for those stepping into a new chapter in their lives and looking for a home that adapts with them.

This end-unit in a private, sheltered garden is ideal for entertaining and everyday living. Inside, the layout is relaxed and functional, with a light-filled living room centred around a fireplace, a ground-floor powder room and an easy flow from dining to kitchen. This opens onto a covered patio promising enjoyable moment hosting friends and family.

Upstairs, two well-proportioned bedrooms each have their own bathrooms, while generous storage keeps life organised - whether it's sports gear, hobbies, or simply staying ahead of a busy lifestyle. The communal pool is a standout feature for this size development and is set away from the home.

The Cedars is conveniently located just a short drive to the City of Hamilton with easy access to supermarkets, schools, nurseries, beaches, the Railway Trail, and key transport routes. Pets under 20 lbs are permitted.

### Features

- Bedrooms 2
- Bathrooms 2.5
- SqFt 1,200
- Maintenance \$650 pm
- ARV \$37,200
- Land Tax \$1,244 pa
- Leasehold
- Pool
- Watlington
- Patio
- Well
- PRC, Belonger, Bermudian
- Storage Room
- Parking
- Laundry



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### Room Sizes

Kitchen/Living	14 x 12	Bedroom 1	12 x 14
Living/Dining	14 x 25	Bedroom 2	12 x 11
Covered Porch	14 x 10	Storage	4 x 7

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To the best of our knowledge the information contained herein is accurate however we cannot guarantee that it is correct.

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