



## Arundel, 97 Christina Ryan Way

### THE ULTIMATE FAMILY HOME WITH POOL

What a beautiful home! One level and perfectly designed to accommodate all your family needs. From the moment you walk in the foyer you can feel the warmth from the pastel neutral modern finishes throughout, simply a truly immaculate property to call home. Ideal floor plan for family living, seamlessly flowing through with master spacious wing cleverly positioned at one end for privacy.

Formal lounge and family room create the perfect ambiance to accommodate all living needs with an outstanding updated kitchen with light and lots of cupboard space and view to family and outdoor entertaining. Covered alfresco patio for those Sunday outdoor dining and a inviting North facing and very private sparkling pool, to spoil the whole family and friends.

Located in the much sought after area by families due to proximity of shopping, schools, amenities, Light Rail, Bus, Griffith University, Gold Coast Hospital and all you need for a



**For Lease**  
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[ljhooker.com.au/2N6RF3E](http://ljhooker.com.au/2N6RF3E)

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**(07) 5537 1311**



comfortable, easy lifestyle.

Features you will love include:

- \* Tiles in family wet areas, timber floor in formal lounge and plush carpets in bedrooms
- \* Four generous bedrooms
- \* Master bedroom with WIR, ensuite, ceiling fan and split system air conditioning
- \* Separate yet seemingly accessible family and formal areas
- \* Modern open plan kitchen with glass splashback and breakfast bar
- \* Perfect entertaining outdoor space with large covered alfresco patio
- \* North aspect private Inground salt water pool with glass fencing
- \* Four split system air conditioners
- \* Ceiling fans to bedrooms, living areas and outdoor alfresco
- \* Security screens throughout
- \* Double lock up garage with internal access
- \* Water & pool maintenance are a tenants cost

Would you like to view this property?

Go directly to [www.ljhooker.com.au/broadwater](http://www.ljhooker.com.au/broadwater) to book your inspection or register to join an existing inspection. You can choose a day and time that suits you. PLEASE NOTE if you do not register online, we cannot notify you of any time changes or cancellations to inspections. If the times available do not suit, please select "Times Not Suitable" and complete the details.

\*Important\* Whilst every care is taken in the preparation of the information contained in this marketing, LJ Hooker will not be held liable for any errors in typing or information. All information is considered correct at the time of print.

## More About this Property

Property ID	2N6RF3E
Property Type	House
Land Area	509 sqm
Including	Ensuite Air Conditioning Toilets (2) Pool Outdoor Entertaining Built-in-Robes Fully Fenced

**Amber Jones 0404 471 573**

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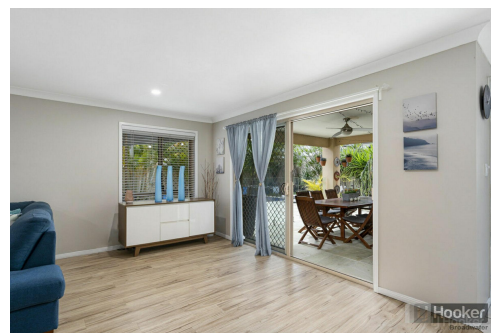
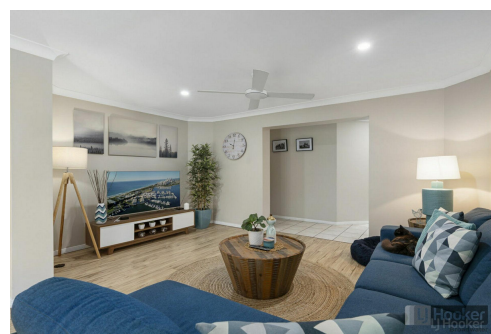
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Internal: 199m<sup>2</sup> | External: 19m<sup>2</sup> | Total: 218m<sup>2</sup>  
Land Size: 509m<sup>2</sup>

Plans shown are only indicative of layout. Dimensions are approximate.

Ana Tulloch  
0439 343 432

**LJ Hooker**  
Broadwater

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