







Araluen, 1/45 Tmara Mara Circuit

Go The Circuit

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For Sale
Please Call

View
ljhooker.com.au/2C6AFD5

Contact
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What a wonderful place to call home! Whether you are looking for a new home to occupy or looking for investment, this property stacks up.

This standout three-bedroom, two-bathroom, freestanding duplex is in the sought after Araluen subdivision surrounded by other quality residential homes. If you love bushwalking or mountain bike riding its all there, just a short walk or ride to the inviting bushland and bike tracks at the rear.

The inviting foyer entrance is adjacent the single lockup auto garage at the front of the home. Once inside the high ceilings, calming colour tones and attractive timber look flooring sets the mood for more good vibes to come.

The main bedroom suite is a generous size and has a terrific size walk in robe and ensuite bathroom. The second bedroom is also generous size while the third bedroom is a perfect

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(08) 8950 6333

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size child's bedroom, or home office.

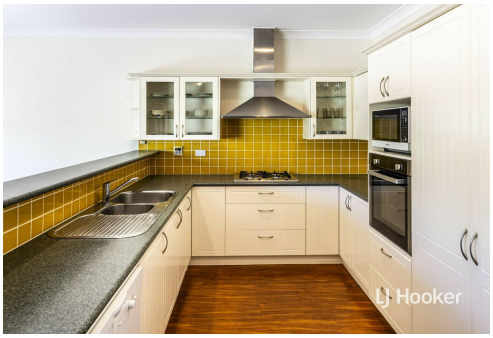
The light filled, open plan living areas are positioned at the rear of the home adjacent the designated dining area and the entertainer gas kitchen. There is plenty of bench space, glass fronted overhead cupboards, dishwasher and a family size breakfast bar.

This home offers both evaporative and split system heating and cooling. There is instantaneous gas hot water and an array of solar panels with 13.34 kw battery storage. Good to go!

- Council Rates 1,949.05 per annum
- Rental Return $600 -$650 p week
- Single auto lock up garage
- Seasonal outdoor living options
- High quality, low maintenance living
- Gas cooking, solar panels with battery
- Security cameras all round











More About this Property

Property ID	2C6AFD5
Property Type	DuplexSemi-detached
Land Area	399 m²

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