



1/9 Taylor Street, Araluen

More Than Meets the Eye

Privately positioned within a well-maintained complex of just six units, this solid brick home offers surprising space, comfort and privacy in a low-maintenance setting. Clever landscaping creates a secluded retreat from the street, while inside you'll discover generously proportioned rooms and a practical floorplan designed for easy everyday living.

The spacious open-plan living and dining area is fully tiled for effortless maintenance and is kept comfortable year-round with a recently installed split-system air conditioner. An attractive archway leads through to the generous electric kitchen, where ample bench space, overhead cabinetry and a pantry provide plenty of storage for the home cook.

Both bedrooms are generously sized and feature built-in robes, split-system air conditioning, soft carpet and charming exposed brick feature walls that add warmth and character. Roller blinds throughout complete the home's neat presentation.

The bathroom is exceptionally well maintained and offers a full-sized bath, separate shower, vanity and toilet, while the adjoining laundry includes valuable built-in linen storage.

The generous sized, high gable outdoor entertaining area is a bonus,

2 1 1

FOR SALE
\$355,000

VIEW
By Appointment

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providing an extra living and dining dimension to this already spacious unit.

Whether you're a first-home buyer, downsizer or investor, this immaculately presented property delivers outstanding value, solid construction and an easy-care lifestyle in a quiet, boutique complex.

Features You'll Love

- Solid brick unit in a small complex of only six
- Private setting with established landscaping
- Spacious open-plan living and dining area
- Large electric kitchen with pantry and overhead cupboards
- Two generous bedrooms with built-in robes and split-system air conditioning
- Exposed brick feature walls adding warmth and character
- Neat bathroom with separate shower and full-sized bath
- Council Rates \$2,136.56
- Periodic Lease \$480.00 per week

MORE DETAILS

Property ID	2DDEFD5
Property Type	House
Land Area	230 m2
Including	Courtyard
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

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