



LJ Hooker



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

1 Nelson Terrace, Araluen

## A Fully Renovated Home with Endless Opportunity!

Beautifully renovated and thoughtfully designed, this three-bedroom, two-bathroom home offers comfortable modern living and exciting potential for future growth. With approved plans already in place to build an SDA-compliant 110 sqm unit, this property is ideal for homeowners, investors, or developers seeking a smart opportunity.

Step inside and be welcomed by a light-filled open-plan living and dining area, perfect for relaxed everyday living. The modern kitchen features a gas cooktop, electric oven, dishwasher, and walk-in pantry, with a window framing picturesque views of the stunning ranges. All three bedrooms are carpeted and include built-in robes, while the main bedroom boasts a sleek and contemporary ensuite. The family bathroom is conveniently positioned near the bedrooms, offering both style and practicality.

Outside, the spacious undercover entertaining area provides the perfect setting for gatherings with family and friends while enjoying the breathtaking outback scenery. Other features include undercover parking, split-system air conditioning throughout, and a garden shed, and Starlink internet connection for fast and reliable connectivity.

3  2  2 

**FOR SALE**  
\$459,000

### AGENTS

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### AGENCY

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Located close to local schools, shops, and restaurants, 1 Nelson Terrace is a fantastic opportunity to secure a modern and move-in-ready home with strong investment potential and a lifestyle to match.

- Council Rates: \$2,380.20 p.a.
- Estimated rental approx \$650.00 - \$680.00 p.w.

### MORE DETAILS

Property ID	2CZMFD5
Property Type	House
Land Area	813 m2
Including	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes

#### Tabatha Ballard 0436 418 919

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