Araluen, 36 Tmara Mara Circuit

Exclusive Position

5 3 2 1

For Sale
$675,000

View
By Appointment

Contact
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Surrounded by a beautiful bush on one side and a recreational park on the other life will take on a fresh new meaning.

With three generous-sized bedrooms, a separate study and a fully self-contained one-bedroom studio there will be room for all plus more.

The studio is at the front of the home and has its own entrance. The studio bedroom has lovely views over the park, modern window fixtures, a walk-in robe and an en-suite bathroom. Both the kitchenette and living space are combined.

All other bedrooms have built-in robes except the main that has a walk-through robe and an en-suite bathroom.

Expansive glass windows and doors surround the open plan living areas that overlook the

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expansive outdoor deck, architecturally designed verandah and in-ground plunge pool. The well-equipped gas kitchen is adjacent to the dining and living areas.

Reverse cycle air conditioning is ducted throughout and the extra lockup storage under the home will come in handy.

Venture outside and explore the bush following the many tracks that traverse the surrounding hills.

Council Rates: $2,040.65 p.a.
Rental Return: $725 p.w.

- Backing onto the bush and recreational park
- Generous family home + self/cont studio
- Modern gas kitchen, open plan living
- Architecturally designed verandah and deck
- Under home storage, in-ground pool

More About this Property

Property ID	1W3DFD5
Property Type	House
Land Area	811 m²
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Pool Spa Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Internal laundry and walk in robe

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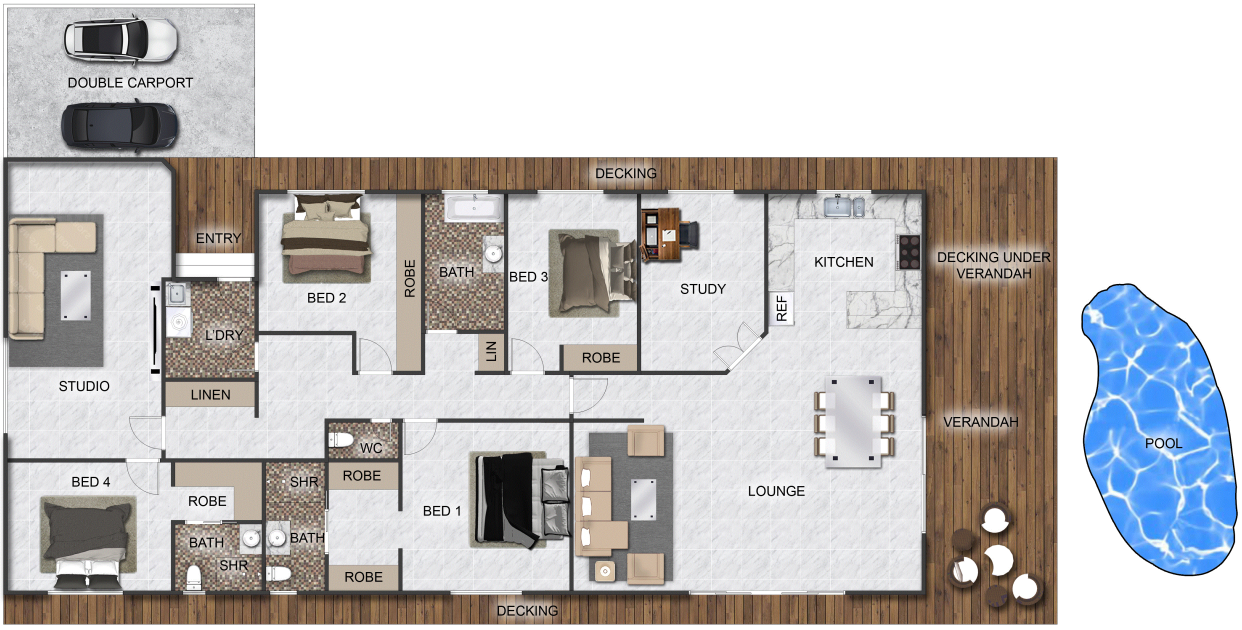

FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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