



Araluen, 40 Lovegrove Drive

Double Decker

Two homes in one! This two-storey, Swiss Chalet style home has a lot going on behind the secure, high front fence and roller gate entry.

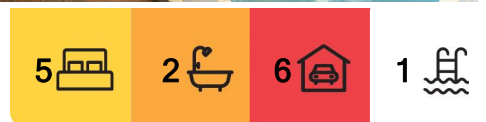
There is a dual access driveway making it easy to navigate the Lovegrove Drive traffic, a triple front carport plus a single roller door garage, perfect for smaller vehicles and motorbikes alike. There's a pit just in case you want to do your own vehicle maintenance as well as plenty of off-street parking for visitors.

On the ground level is a self-contained three- bedroom studio complete with bathroom facilities, kitchenette and a very spacious walk-in pantry or linen storage area. There is additional storage under the enclosed stairwell. All bedrooms are a generous size and feature new carpets, new double roller blinds and fresh paint.

Step up the split-level timber staircase to the expansive top floor living space and take in



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For Sale
Please Call

View
ljhooker.com.au/2C75FD5

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the elevated views from the generous sized, wrap around tiled outdoor living area.

The timber panelled kitchen has new bench tops, breakfast bar, new sink and open plan access to the designated dining area and large lounge room adjacent. Full glass sliding doors and windows provide lots of natural light and ready access to the top deck, outdoor living space.

In addition, there are two great-sized bedrooms and a family bathroom making it possible to accommodate two separate residents. This may be appreciated when you want to banish the teenagers to their own space or invite the mother-in-law for an extended stay.

Both evaporative and split system air conditioning feature in the home along with an array of solar panels to keep the dreaded power bills in check.

At the rear of the property is a special surprise. An indoor, tiled inground swimming pool with marked lanes and a fully functional sauna that will keep everyone happy. Out of the summer sun it's perfect for children's parties and being indoors helps keep the pool warmer in the winter!

A magnificent camphor laurel tree takes pride of place amongst the low maintenance, landscaped rear yard.

Don't miss inspecting this unique, multipurpose home that is ready and waiting for any new owner to appreciate.

- Council Rates \$2,273.35 per annum
- Estimated rental \$700 – 750.00 per week
- No easements, only 3km from CBD
- Privately built, 782 sqm allotment
- 5 bedroom, 2 bathroom, 2 storey
- Undercover parking for 4 vehicles

More About this Property

Property ID	2C75FD5
Property Type	House
Land Area	782 m ²
Including	Air Conditioning Toilets (2) Pool Balcony Deck Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Solar Hot Water Internal Laundry Security Cameras

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