

## Araluen, 49 Kempeana Crescent

Select Location

Join the other happy homeowners in Kempeana Crescent and become part of this select community. Located in the Araluen subdivision close the Araluen Christian College and nestled amongst other quality homes.

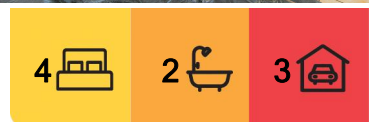
This four-bedroom, two-bathroom residence has an attractive, low maintenance landscaped front garden and an inviting front entrance patio. For ease of maintenance this home features cool, terra cotta shaded ceramic floor tiles.

The kitchen is positioned at the front of the home and features a dishwasher, gas stainless steel cooktop, electric oven and rangehood. There is a small breakfast bar and dining area adjacent that features attractive plantation shutters.

The open plan lounge room is also located at the front of the home, features plantation window shutters on the large front window and a sliding glass door opens to the large



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outdoor entertaining.

All four bedrooms offer built in robes and ceiling fans. The main bedroom is a very generous size and has built in robes, split system air conditioning and an ensuite bathroom. The family bathroom has similar blue/white décor to the ensuite.

Outdoors is a treat with outstanding views to a favourite rocky outcrop and uninterrupted views of Mt Gillen. There is extensive outdoor paving, a large entertaining area and a built-in pizza oven. Yum!

Other built-in features included a double lock up garage plus another lock up storeroom/gym room with roller door, at the rear.

There is an orchard down the side with lemon, lime, grapes, mulberry and olive trees. What a delight!

This is a wonderful home in a top location. It won't stay long.

- Council rates \$2,659.60per annum
- Four bedrooms, two bathrooms
- Open plan living, dining, kitchen
- Huge main bedroom suite, built in robes
- Large outdoor entertaining area, pizza oven
- Double lock up garage plus workshop/storeroom
- Citrus orchard, grapes, oranges, lemons, mulberry

## More About this Property

<b>Property ID</b>	1SVMFD5
<b>Property Type</b>	House
<b>Land Area</b>	806 m2
<b>Including</b>	Ensuite Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Internal Laundry

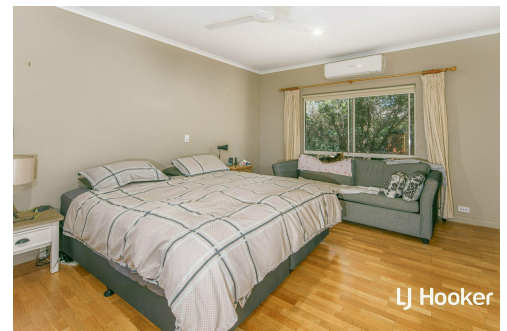
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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

49 Kempeana Crescent Araluen NT 0870