



7 Zeil Street, Araluen

## Everything

This striking, split level family residence offers a superb lifestyle designed that makes the most of our enviable climate. Showcasing magnificent indoor and outdoor living, the home features soaring raked ceilings and north-facing leadlight windows that flood the dining and family rooms with natural light. Seamless access to the outdoors leads to the resort-style inground pool and generous entertaining areas.

- maintenance tropical gardens, expansive paving, and an added outdoor bar highlights a relaxed holiday atmosphere perfect for entertaining or unwinding at the end of the day.




Cool ceramic tiles flow throughout the home, including all four bedrooms, while both the ensuite and family bathroom are fully tiled and finished with quality fittings.

The large, modern gas kitchen is well equipped with stainless steel appliances, a pantry, dishwasher, and breakfast bar, making everyday living and entertaining effortless.

The rear of the kitchen conveniently leads to the laundry and outdoor drying area.

A second separate living area is positioned behind the kitchen and

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**FOR SALE**  
\$625,000

**VIEW**  
By Appointment

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 **LJ Hooker**

enjoys expansive garden views through large glass windows, while split-system air conditioning ensures year-round comfort. Solar hot water adds to the home's efficiency.

At the front of the home is an attractive bull nosed verandah, expansive front yard and driveway paving, double carport and a striking white front fence.

Let's Go!

- Council Rates \$2,380.20
- Rental Return \$760 per week
- Split level, four-bedroom, two bathrooms
- Large kitchen, pantry, plenty bench space
- Two separate living areas
- Outdoor entertaining, inground resort pool
- Tropical surrounds, extensive paving
- Front bullnose verandah
- Fabulous rear outdoor entertaining

## MORE DETAILS

Property ID	2D5CFD5
Property Type	House
Land Area	800 m2
Including	Ensuite
	Air Conditioning
	Evaporative Cooling
	Toilets (2)
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

**Gail Tuxworth 0418 897 009**

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