



9 Brandt Court, Araluen

## Indulgent!

What an address, what a home!! Nestled in a coveted court location off Tmara Mara Circuit in the Araluen subdivision and surrounded by other distinct homes. Renovated with flair this four-bedroom, two-bathroom home will satisfy buyers looking for space, separate living zones and modern conveniences.

The inspirational floor plan offers separate formal and casual living options. The tiled formal entrance leads to the remodelled designer kitchen with Essastone counter tops and entertainer breakfast bar. Other notable features include a walk-in pantry, Miele dishwasher and three copper toned drop lights.

There are three separate living options. An elegant formal lounge is positioned at the front of the home and features a built-in gas heater, white timber venetian blinds and a classic ceiling rose. Adjacent the kitchen is an expansive open plan family room with a full width built in entertaining unit.

A built-in study desk with lighting will be a bonus as a home office nook or homework corner for the kids. The light filled dining area will cater to the largest of dining tables and has convenient access to the timber decked outdoor entertaining area.

4 2 4

**FOR SALE**  
\$765,000

**VIEW**  
By Appointment

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**LJ Hooker**

All four bedrooms are a generous size, offer built in-robres, ceiling fans and the generous sized main bedroom suite has an ensuite bathroom and walk-in robe. There is a second three-way bathroom for family convenience positioned close to all three minor bedrooms. The laundry is a whopper.

Other stand out features include high ceilings, solar hot water service, an array of solar panels with battery as well as fully ducted evaporative and reverse cycle air throughout.

The in-ground saltwater pool has glass barrier fencing and is surrounded by lush, manicured tropical gardens. Even the front garden has had a major makeover and includes a robust fire pit.

There are shady verandas all round as well as a fabulous high gable outdoor entertaining area at the rear. The auto double lock-up garage has internal access and there's a sturdy shade sail at the front.

Many value-added home improvements see this beautiful home representing excellent value for money. Don't miss out!

- Large contemporary home in coveted court location
- 240 sqm home, formal lounge, open plan casual living
- Separate dining, study nook, large main bedroom suite
- Fabulous timber decked, high gable outdoor entertaining
- Inground salt-water pool with glass barrier fencing
- Double lock up garage, lush tropical garden surrounds

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 2C0CFD5              |
| Property Type | House                |
| Land Area     | 840 m2               |
| Including     | Ensuite              |
|               | Air Conditioning     |
|               | Evaporative Cooling  |
|               | Alarm                |
|               | Pool                 |
|               | Courtyard            |
|               | Deck                 |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Fully Fenced         |
|               | Remote Garage        |
|               | Solar Panels         |
|               | Internal Laundry     |
|               | Fireplace            |

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