



Araluen, 9 Ciccone Court

Quality Family Home

Positioned in the highly sought-after Araluen location, 9 Ciccone Court presents a pristine and meticulously maintained residence that offers an above average living experience. This quality home, which combines modern design with comfort, is an ideal haven for families or professionals looking for a standout retreat in one of the region's most desirable neighbourhoods.

Upon entering this immaculate property, you are immediately greeted by a spacious, light-filled living area with an attractive front bay window. The floor plan, thoughtfully designed with three generous bedrooms and two well-appointed bathrooms, ensures both functionality and style. There is a convenient, open plan study nook/office located adjacent the front lounge.

The heart of this home lies in its spacious kitchen and open-plan living areas, which are perfect for both everyday living and entertaining guests. The kitchen comes with gas,



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Please Call

View
ljhooker.com.au/2CM6FD5

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stainless steel cook top and electric oven, pantry and a family friendly, entertaining breakfast bar. The dining area is adjacent and has access via a glass sliding door to the outdoor living area and garden beyond.

The master suite is a true sanctuary, complete with a designer en-suite bathroom that features modern fixtures and plenty of space. The two additional bedrooms are equally comfortable, each offering built-in robes, ceiling fans, and plenty of room for personalization.

Outside, the low-maintenance yard provides an excellent space for outdoor entertaining. Whether you prefer hosting family gatherings, relaxing in the garden, or enjoying a quiet cup of coffee on the back patio, this property offers the perfect backdrop for every occasion.

Other value-added features include secure car parking with auto roller door, off street parking, ducted reverse cycle air conditioning, solar hot water and an array of solar panels to keep the energy costs down.

One of the standout features of 9 Ciccone Court is its unbeatable location. Araluen is known for its serene environment and close-knit community, offering easy access to parks, schools, mountain trails, bike paths and essential amenities.

Join the other homeowners in this select court location and start living the life you have always aspired to.

- Council Rates \$2,418.20 per annum
- Popular and desirable court location, 812 sqm block
- Three bedrooms plus study nook, two bathrooms
- Front living room with bay window, designated dining
- Rear outdoor entertaining, room to plant your own vege patch
- Secure double lock up car parking, auto roller door.



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More About this Property

Property ID	2CM6FD5
Property Type	House
Land Area	812 m2
Including	Ensuite Study Air Conditioning Evaporative Cooling Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Internal Laundry Walk-in Robes

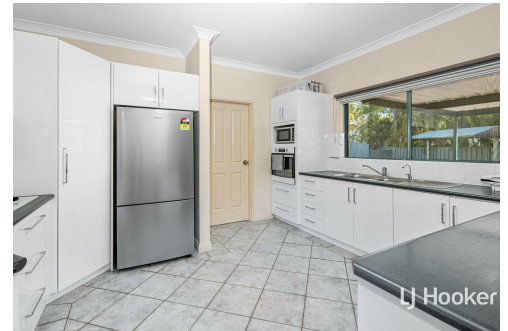
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FLOOR PLAN

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



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