

11a Brighton Street, Arcadia Vale

## SPACIOUS FAMILY LIVING - PARKING FOR EVERYTHING!




Set on an impressive 1530sqm parcel in a quiet cul-de-sac, this solid 4 bedroom brick home offers the perfect blend of space, comfort, and lifestyle. Surrounded by a peaceful bush outlook and friendly neighbours, this is a home designed for relaxed family living and effortless entertaining.

Inside, the home features multiple living areas, providing plenty of room for the whole family to spread out. The master bedroom is privately positioned and complete with a walk-in robe and ensuite, creating a comfortable retreat.

Step outside and you'll discover a true entertainer's haven. The fantastic inground pool is perfect for summer gatherings, while the expansive yard offers drive-through access and endless potential - including space to build a granny flat or additional garaging (STCA).

Car enthusiasts, tradies, or those with extra toys will love the triple garage plus a large carport ideal for a caravan or boat.

Features you'll love:

4  2  4 

**FOR SALE**  
\$1,299,000

### AGENTS

Arlene Field  
0406 623 570  
arlene.field@ljhooker.com.au

Wayne Field  
0404 871 644  
wayne.field@ljhooker.com.au

### AGENCY

LJ Hooker Wangi Wangi  
(02) 4975 1644

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.

 **LJ Hooker**

4 spacious bedrooms, master with ensuite & walk-in robe  
Multiple living areas —ideal for families and entertaining  
Large 1530sqm block with bush outlook  
Triple garage plus oversized carport for caravan/boat  
Drive-through access to backyard  
Fantastic inground pool  
Potential for granny flat (STCA)  
Quiet cul-de-sac location with great neighbours  
Easy walk to the waterfront

This is a rare opportunity to secure a home that offers space, lifestyle, and future potential in a highly desirable location. Call today to arrange your inspection!

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

## MORE DETAILS

Property ID	4DDH7X
Property Type	House
Land Area	1530 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes
	Close to Schools
	Dining room
	Fenced Backyard
	Formal lounge/dining
	Internal access
	Pool

### Arlene Field 0406 623 570

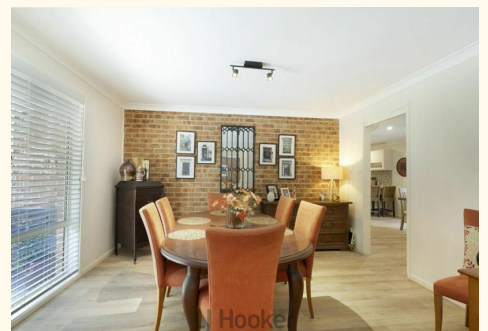
Sales Executive | [arlene.field@ljhooker.com.au](mailto:arlene.field@ljhooker.com.au)

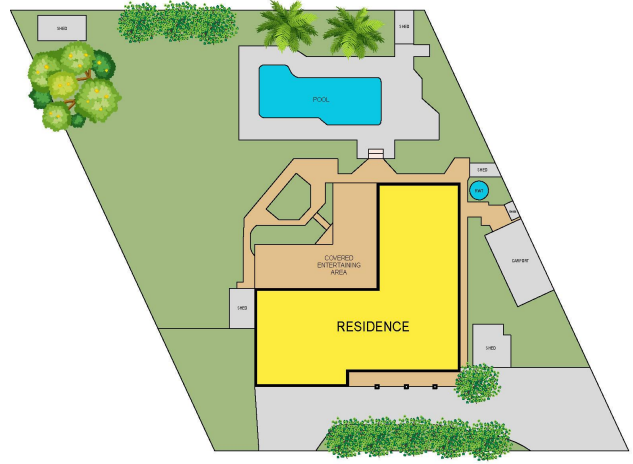
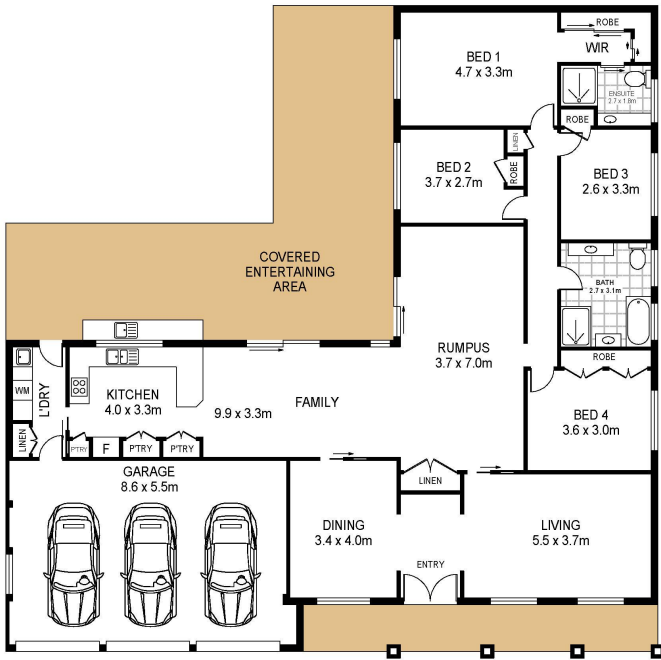
### Wayne Field 0404 871 644

Sales Executive | Independent Contractor |  
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### LJ Hooker Wangi Wangi (02) 4975 1644

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Total Internal Floor Area: 246 sqm

Scale in metres indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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