



14 Etelka Way, Arundel

RARE BUYING OPPURTUNITY / PRIME ARUNDEL LOCATION

Nestled in the highly sought after suburb of Arundel, just minutes from the major local amenities, this well maintained family home offers the ideal combination of privacy, style and convenience at an affordable price point that won't break the bank.

Offering potential purchasers a functional layout, with generous amounts of living space and a low maintenance parcel that will enable you to spend less time mowing lawns and more time with the family.




- maintenance living at its absolute best, this is truly an incredible first home buying opportunity not to be missed. We welcome your attendance at the open home!

This Property Also Includes:

Three generously sized bedrooms with built-in robes and fans provided, including a master bedroom with ensuite and walk-in robe

Both bathrooms have been tastefully refurbished with floor to ceiling tiles, shower niches and a built-in bathtub to the main bathroom

Beautiful open-plan design living scheme, air conditioned for added

3  2  2 

FOR SALE
Offers Over \$900,000

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

comfort all year round

Galley style chef kitchen featuring ample amounts of storage space, quality stone benches and SS appliances

Covered patio area positioned at the rear of the home leading out to a beautifully low maintenance fenced back yard which your children and pets will just love

Perfectly positioned towards the end of the cul de sac on a low maintenance parcel of approximately 357m2, including a double lock-up garage and pedestrian side access to the rear yard

Solar power system installed to help conserve power consumption

14 Etelka is perfectly located close to major local amenities, whilst maintaining that quiet suburban street feel. Just walking distance to the incredibly popular AB Patterson College and a short 7 minute drive to Arundel State School. The world renowned Harbour Town Shopping Centre is also easily accessible within minutes from this ultra convenient location.

If you're looking for a central, move-in ready home with a perfect balance of practicality and style, then don't hesitate to contact Michael Folkard from LJ Hooker Solutions today before this property is sold!

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Michael Folkard Property Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

MORE DETAILS

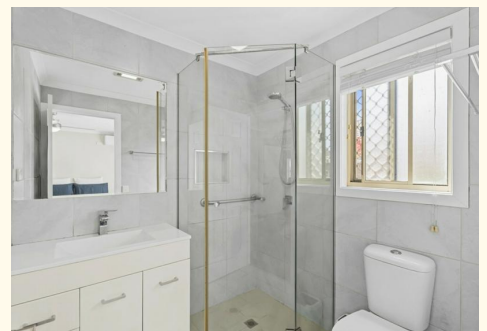
Property ID	5HD7F41
Property Type	House
Land Area	357 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

Michael Folkard 0402 656 246

Sales Specialist | L.R.E.A. | Independent Contractor |
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Internal: 137m² | External: 36m² | Total: 173m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

