

## Arundel, 2 Callaway Court

Executive Family Living in Arundel

Nestled in a peaceful and highly sought-after pocket of Arundel, this beautifully renovated four-bedroom home is a true masterpiece of modern design. Thoughtfully crafted with high-end appliances, premium fixtures, and impeccable finishes, this home exudes sophistication while maximizing space and functionality. From the moment you step through the front gate, you'll be captivated by its charm, elegance, and seamless indoor-outdoor flow.

The heart of the home is the expansive open-plan living area, where natural light pours in through large windows, creating a bright and welcoming ambiance. Designed with effortless flow in mind, the living and dining zones transition seamlessly out to the outdoor entertaining space, making it perfect for relaxed family living and entertaining alike. At the centre of the home, the designer kitchen is as stunning as it is practical. Boasting stone benchtops, premium appliances, ample storage, and a stylish breakfast island, it is sure to impress any home chef. Whether you're preparing a casual meal or hosting a

4 2 2 1

**For Sale**  
Offers Over \$1,299,000

**View**  
[ljhooker.com.au/ZZ0F4K](http://ljhooker.com.au/ZZ0F4K)

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**LJ Hooker Southport**  
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dinner party, this kitchen is perfectly equipped for every occasion.

The upper level of the home is dedicated to rest and retreat, featuring three generously sized bedrooms, including a luxurious master suite. Complete with a walk-in wardrobe and a sleek ensuite, the master bedroom is a true sanctuary. The additional bedrooms are well-appointed, each with built-in robes, and share a beautifully designed main bathroom. Adding to the practicality of this level is a cleverly positioned study nook, ideal for working from home or as a quiet space for study.

Featuring:

- Seamless indoor to outdoor entertaining with an alfresco area that feels like an additional living area with space for a TV, bar fridge and a built in BBQ
- Sparkling in ground salt pool perfect for cooling off on a hot summer day or lounging with a poolside drink
- 6.6kW solar system
- EV charging point in garage
- Expansive open plan design
- High-end finished with quality fixtures
- Designer kitchen with stone benchtops, premium appliances and plenty of storage space
- 3 good sized bedrooms + master suite
- Ceiling fans throughout, air conditioning in the main living area, downstairs bedroom and master suite
- Large laundry with ample storage and space for a built-in washing machine and dryer

Key Financial Details:

- GCCC rates of \$2,500 per year approx
- Water rates of \$2,400 per year approx
- Rental estimate of \$1,300 to \$1,400 per week approx

Positioned in one of Arundel's most desirable locations, this home offers a perfect blend of tranquillity and convenience. With easy access to local schools, shopping centres, parklands, and transport links, everything you need is just moments away. This exceptional home is a rare find, offering the perfect blend of style, comfort, and functionality. Move-in ready and designed for effortless living, this is a home you won't want to miss! Contact Alex on 0411 510 099 today.



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## More About this Property

<b>Property ID</b>	ZZ0F4K
<b>Property Type</b>	House
<b>House Size</b>	245 m2
<b>Land Area</b>	485 m2
<b>Including</b>	Study Air Conditioning Pool Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels

### Alex McCormack 0411 510 099

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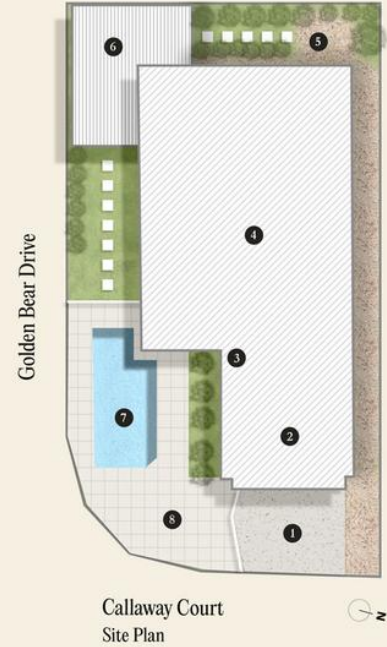
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2 Callaway Court  
Arundel

Internal 187m<sup>2</sup>  
External 58m<sup>2</sup>  
Total 245m<sup>2</sup>

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ALEX MCCORMACK 0411 510 099

347m<sup>2</sup>  
4 Bed  
2 Bath  
1 Car + Off-street

Legend

- 1. Driveway
- 2. Single Garage
- 3. Entrance
- 4. Residence
- 5. Firepit Patio
- 6. Alfresco
- 7. Swimming Pool
- 8. Pool Patio

**BIANCO STUDIO** Disclaimer

This floor plan is a detailed representation created to enhance your understanding of the property's potential. While we strive for accuracy, dimensions are approximate and should be verified for complete assurance.