



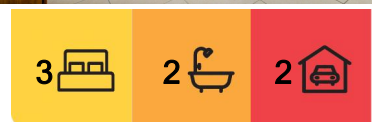
## Arundel, 54 Allied Drive

### BEAUTIFUL FAMILY HOME IN SUPER CONVENIENT LOCATION

First time on the market since construction! This lovely one level family home is positioned on a large 627 sqm flat block offering the ideal lifestyle for busy families due to its ideal location, close to several schools, shops, public transport and more. Owners have loved raising the family in this cherished home and now is time to move on.

Brick and tile and neat as a pin with nothing to do just move in and start enjoying all what this home has to offer. Two separate living areas provide the right space for a busy family to enjoy while the central renovated large kitchen is certainly the heart of the home opening onto a covered large patio where entertaining and outdoor dining is a dream.

A real feature of this homely property is its vast backyard, offering plenty of room and opportunity to add a pool, or simply enjoy the playing grounds if you enjoying gardening and growing your own crops! Private and secure with Colorbond fence all around as well



**For Sale**  
UNCONDITIONAL CONTRACT

**View**  
[ljhooker.com.au/2NT7F3E](http://ljhooker.com.au/2NT7F3E)

**Contact**  
**Ana Tulloch**  
0439 343 432  
[ana@ljhbroadwater.com.au](mailto:ana@ljhbroadwater.com.au)

**LJ Hooker Broadwater**  
**(07) 5537 1311**

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as a large garden shed.

Three good sized bedrooms all with BIR and Master with ensuite, while the other two bedrooms share a family bathroom with shower and bath and separate toilet room, for convenience. Recently all painted and is ready to move in!

It is really a perfect place to call home. Here some of the features you will love:

- \* 3 bedrooms (Master with ensuite)
- \* 2 bathrooms (family with separate bath and shower)
- \* Hero central kitchen renovated with large breakfast bar and plenty of cupboards
- \* 1 car garage with remote PLUS 1 additional carpark in large driveway
- \* Huge block of 627 sqm with Colorbond fences
- \* Potential to further enclose front yard, to add more private outdoor space or secure 2nd car
- \* Potential to add pool with plenty of room to create your own outdoor entertaining
- \* Solid brick & tile (very neat and tidy with nothing to do)
- \* Excellent covered entertaining patio off kitchen perfect for outdoor dining
- \* Solar panels
- \* 2 split system air-conditioning units
- \* Fans throughout
- \* Recently fully painted
  
- \* Rental Appraisal around \$900 per week
- \* Council Rates around \$2,100 per year

This property will be sold very quickly...if interested give Ana Tulloch a call on 0439 343432 to discuss further and organise your viewing.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3998095 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.



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## More About this Property

<b>Property ID</b>	2NT7F3E
<b>Property Type</b>	House
<b>Land Area</b>	627 m2
<b>Including</b>	Ensuite Air Conditioning Dishwasher Solar Panels

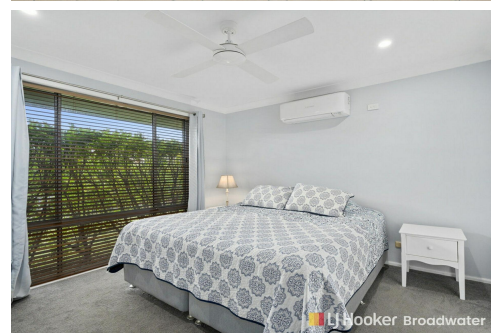
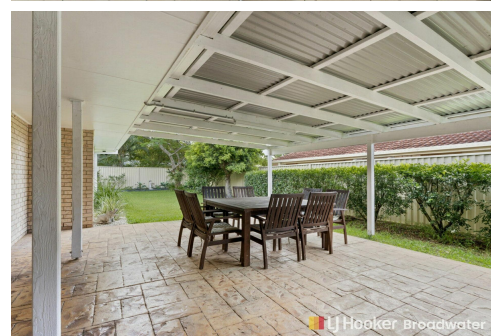
### Ana Tulloch 0439 343 432

Sales & Marketing Consultant | L.R.E.A | Independent Contractor |  
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### LJ Hooker Broadwater (07) 5537 1311

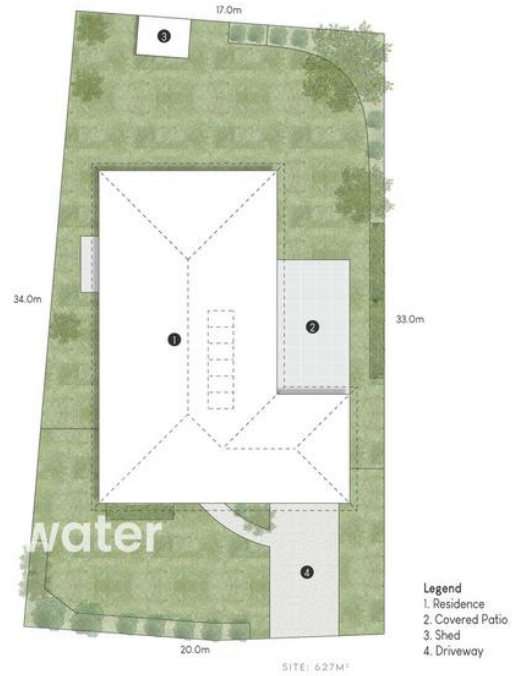
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54 ALLIED DRIVE, ARUNDEL

3 2 1

Internal: 160m<sup>2</sup> | External: 47m<sup>2</sup> | Total: 207m<sup>2</sup>

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.

