



LJ Hooker



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

11 Andrews Court, Braitling

A Home Designed for Family Living with Space Inside and Out

This brick veneer home presents a welcoming first impression, with a neat, generous front yard and a driveway leading to undercover carport parking, with additional space to accommodate up to four vehicles. The property also offers full drive-through access to the rear yard, providing convenient entry straight through to the shed.

Step inside to a tiled entrance that sets the tone for the home's practical and comfortable layout. To the right, the first lounge enjoys a large picture window that frames the front yard and fills the room with natural light. Continue through the tiled hallway to an openplan dining and kitchen area, where an electric cooktop, oven and plenty of storage are on offer. A servery window connects the kitchen directly to the living area; a thoughtful touch for entertaining. The adjoining carpeted living space is bathed in natural light from multiple windows, creating a relaxed and inviting atmosphere.

The home offers three bedrooms, two of which feature built-in robes and windows overlooking the front yard. The main bedroom is a unique configuration, beginning with a study before leading through to the bedroom, which includes an ensuite with shower, basin, and toilet, and a sliding door opening to the backyard.

3  2  4 

FOR SALE
\$465,000

VIEW
By Appointment

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The main family bathroom is well-appointed with a bathtub, shower, and basin, complemented by a separate toilet for added convenience.

Outside, the backyard is a generous green space with lush lawn and a powered shed; ideal for storage or use as a workshop.

Additional features include a solar hot water system and evaporative cooling throughout for warm weather comfort. Positioned close to local schools, parks, shops, and restaurant, this is a genuinely family-friendly location that ticks all the boxes for everyday convenience.

Council Rate: \$2,279.10 p.a.
Achievable rental approx: \$580 p.w.

MORE DETAILS

Property ID	17VJFD5
Property Type	House
Land Area	834 m ²
Including	Ensuite
	Air Conditioning
	Evaporative Cooling
	Solar Hot Water

Tabatha Ballard 0436 418 919

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