







11 Andrews Court, Braitling

3 2 4

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 open-plan 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. Bedroom three, part of an extension completed in 1987, offers a unique configuration beginning with a study before leading through to the bedroom, and includes its own ensuite with shower, basin, and toilet, as well as a sliding door

FOR SALE
$465,000

AGENTS

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AGENCY

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opening to the backyard.
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 security screens fitted to windows and doors, a solar hot water system, and evaporative cooling throughout for warm weather comfort.
Positioned close to local schools, parks, shops, and restaurants, 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 m2
Including	Ensuite
	Air Conditioning
	Evaporative Cooling
	Solar Hot Water











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