







23 California Avenue, Craigmore

California Dreamin'- 4 Bedroom, 2 Bathroom Family Home

Welcome to 23 California Avenue, a well-established 1991-built and beautifully maintained family residence positioned on a manageable 689sqm allotment and lovingly cared for by its current owner. Offering 4 bedrooms, 2 bathrooms, approximately 175sqm of living space and multiple living zones, this versatile home presents an outstanding opportunity for families, first-home buyers or those seeking secure parking with ample space for caravans, trailers or boats.

Designed with comfort, functionality and lifestyle in mind, the home is further enhanced by an expansive circular driveway finished in exposed aggregate concrete, providing excellent access, ample vehicle accommodation and impressive street appeal. A circular driveway with dual-gated access ensures everyday convenience and peace of mind, while valuable side access adds excellent flexibility for additional vehicle storage.

Inside, the thoughtfully designed floorplan flows seamlessly, featuring a light-filled formal lounge positioned at the front of the home and a centrally located kitchen overlooking the family living area. Adjacent to the kitchen, the separate meals area offers excellent versatility and could easily be adapted into a mudroom, butler's pantry or additional

4 2 2

FOR SALE
Contact Agent

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

storage to further enhance practicality and future value.

Features include:
- 4 spacious bedrooms.
- Walk-in robe and ensuite to the master bedroom.
- Built-in robes to bedrooms 2, 3 and 4.
- Light-filled formal lounge with timber floating floors.
- Centrally located kitchen with island breakfast bar, ample cupboard space and walk-in pantry.
- Gas cooktop, electric oven, dishwasher and rangehood.
- Separate meals area with flexible future potential.
- Centrally positioned family living area with easy access to outdoor entertaining.
- Ducted reverse cycle heating and cooling throughout.
- Ceiling fans to the family room, formal lounge and all bedrooms.
- Roller shutters to all bedrooms and formal lounge.
- Fully concreted double carport with automatic roller doors.
- Circular driveway with automatic sliding gate plus additional manual gate access.

Outdoor & Entertaining:
- Undercover entertaining area.
- Low-maintenance established gardens.
- Secure parking with ample room for multiple vehicles, caravans, trailers or boats.
- Lock-up tool shed/workshop ideal for storage and hobbies.
- Secure front fencing providing privacy and peace of mind.

Additional Highlights:
- 4.6kW solar system.
- Repointed and resprayed tiled roof.
- Recently painted gutters and eaves.
- Highly sought-after location close to Blakes Crossing Shopping Centre, Munno Para Shopping Centre, schools, parks and public transport.

For any further information, or to make a time to inspect, please contact Darren Hutton on 0408 086 249.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733

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MORE DETAILS

Property ID	1W2PG54
Property Type	House
House Size	175 m2
Land Area	689 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels











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Living:	147.52SQ.M
2 Car Carport:	38.28SQ.M
Verandah:	34.00SQ.M
Shed:	15.00SQ.M
TOTAL:	**234.80SQ.M**

This Drawing is for illustration purposes only. All measurements are internal and approximate.Details intended to be relied upon should be independently verified.

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