




11 Araluen Street, Fisher

4  1  2 

Well-Located Family Home with Recent Renovations - North-Facing and Sunlit

FOR SALE
Auction

AGENTS

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AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

An exceptional opportunity to secure this privately built family home in a quiet loop street, just a short stroll to local shops and schools. This north-facing residence has been thoughtfully updated with brand-new flooring, fresh paint, a renovated bathroom, and an extra-large reverse cycle system for heating and cooling, offering modern comfort and year-round livability.

The home features a generously sized sun-drenched living area, a functional kitchen with a brand new stove top and meals area, and flexible living spaces perfect for family life. Accommodation includes four generous bedrooms, serviced by the renovated main bathroom and separate toilet, providing comfort and practicality for the whole family.

Sitting on an 870m2 RZ2 block in a great location, the property offers room to extend, add a granny flat, or install a pool. Families will appreciate the easy and safe access to local schools and shops via the underpass, avoiding busy roads. Step outside to easy-care gardens, while a double garage with backyard access offers space for

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

vehicles, a boat, or trailer.

The sellers purchased this home to be their forever home and had wonderful plans for the property, but they are relocating interstate due to a work opportunity, presenting a rare chance for a new owner to enjoy and expand on their vision.

Features:

- 870m² block in RZ2 zone
- Privately built and well-maintained
- Quiet loop street location
- Brand-new flooring and fresh paint throughout
- Renovated bathroom
- Updated kitchen & meals area
- Generously sized living area
- Four generous bedrooms
- Flexible living areas
- Double garage with backyard access
- New extra-large reverse cycle system for heating and cooling
- Room to extend, add a granny flat or a pool
- Safe, convenient access to schools and shops via underpass

Property Details:

Rates: \$3,250 p.a (approx.)

Land Tax: \$5,566 p.a (approx.)

UV: \$588,000

EER: 0.5

Living: 114m²

Block: 870m²

An inspection is highly recommended to fully appreciate the light-filled interiors, thoughtful updates, and lifestyle this home offers.

MORE DETAILS

Property ID	JE4H5W
Property Type	House
House Size	114 m ²
Land Area	870 m ²
EER	0.5

Pauline Jenkins

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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