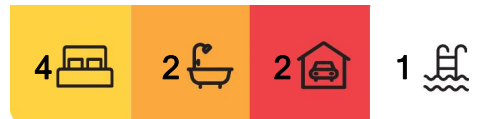


## Harrington, 23 Florrie Ellison

Oversized & Priced to Sell

Tucked away in a quiet, established area of Harrington Waters, this oversized family home enjoys both a convenient location, and all of the extras that make a house a home. Just a short stroll to the scenic river walkway, Golf Club, and the Shoreline Tavern & with a flexible layout designed for easy, relaxed living, this light filled four-bedroom home is full of space, comfort, and value.

- \* Genuine four bedroom + study home on an oversized 713sqm block
- \* Soaring raked ceilings in living areas
- \* Light-filled tiled living and kitchen area flowing seamlessly to the enclosed alfresco
- \* Central kitchen with stone topped benches
- \* Enclosed sunroom overlooks inground pool
- \* Spacious lounge room with updated flooring
- \* Handy study &ndash; ideal for working from home or a quiet reading nook
- \* Generous master retreat with full spa ensuite and walk-in robe



**For Sale**  
\$799,000 - \$839,000

**View**  
By Appointment

**Contact**  
**Aaron Wallis**  
0408 561 258  
awallis.harrington@ljhooker.com.au  
**Jordan Kelleher**  
0447356475  
jkelleher.harrington@ljhooker.com.au



**LJ Hooker Harrington**  
**(02) 6556 1000**

**Disclaimer:** 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.

- \* Three additional bedrooms, all with built-ins
- \* Ducted air conditioning and ceiling fans throughout
- \* Solar PV power system
- \* Separate workshop/golf buggy storage
- \* Sparkling in-ground pool with solar heating

Warm, welcoming, and wonderfully located &ndash; this home is ready for you to move in and make memories.

## More About this Property

<b>Property ID</b>	F7AFNJ
<b>Property Type</b>	House
<b>Land Area</b>	713 m2
<b>Including</b>	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Pool Dishwasher Outdoor Entertaining Workshop Built-in-Robes Fully Fenced Remote Garage Water Tank

### Aaron Wallis 0408 561 258

Principal & Licensee | [awallis.harrington@ljhooker.com.au](mailto:awallis.harrington@ljhooker.com.au)

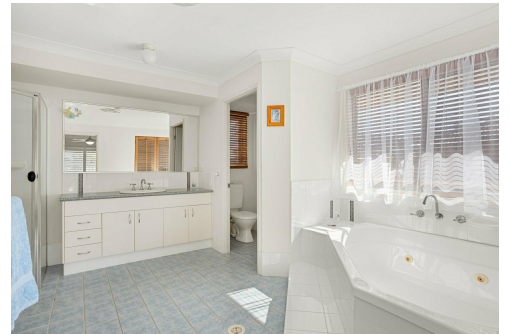
### Jordan Kelleher 0447356475

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