



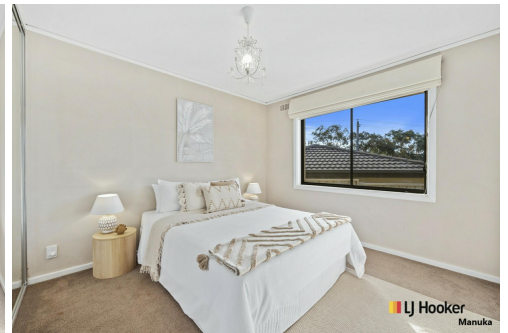
**LJ Hooker**  
Manuka



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## Macquarie, 80A Arndell Street

Charming 3-Bedroom Home with Stunning Deck in Prime Macquarie Location!

This well-maintained 3-bedroom home presents a fantastic opportunity for first-time buyers, downsizers, or investors seeking a property with both charm and potential in a highly desirable location. Set on a manageable 375m<sup>2</sup> block, this inviting residence offers comfort, style, and ample room for future improvements.

Designed to maximise its northern aspect, the home is bathed in natural sunlight throughout the day, creating a bright and airy atmosphere. The three generously sized bedrooms provide plenty of space for a growing family or guests, while the recently updated kitchen and bathroom feature modern finishes and fixtures that enhance both functionality and aesthetics. The spacious kitchen is perfect for cooking and entertaining, while the contemporary bathroom provides comfort and convenience.

A standout feature of this property is the stunning deck area, ideal for outdoor living and

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**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.



**For Sale**  
\$669,000 - \$689,000

**View**  
[ljhooker.com.au/1TX7FMF](http://ljhooker.com.au/1TX7FMF)

**Contact**  
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**EER** ★★☆☆☆☆

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entertaining. Whether you're hosting family gatherings or simply enjoying a quiet afternoon, the deck offers a fantastic space to relax and take in the sun-drenched surroundings.

With a single car space and additional room for outdoor activities, this property offers both secure parking and the opportunity to create your ideal outdoor space. The well-maintained interior, combined with the beautiful deck area, ensures you can move in and start enjoying your new home immediately.

Located in the sought-after suburb of Macquarie, this home is just minutes away from local shops, schools, parks, and public transport, offering unparalleled convenience. Everything you need is within reach, while the peaceful, family-friendly atmosphere of the area provides a tranquil retreat.

Whether you're looking to buy your first home, invest, or downsize, 80A Arndell Street offers excellent value and an opportunity to live in a prime location. With an updated kitchen and bathroom, stunning sunlit deck, and plenty of space, this property is not to be missed.

#### Features:

- \*3 spacious bedrooms, ideal for families or guests
- \*Recently updated kitchen with modern finishes and appliances
- \*Modern bathroom with contemporary fixtures
- \*Stunning deck area, perfect for outdoor living and entertaining
- \*Single car space with additional room for outdoor activities
- \*Set on a manageable 375m<sup>2</sup> block, offering low-maintenance living
- \*Well-maintained interior, providing comfort and move-in readiness
- \* Enjoy the convenience of a raised concrete vegetable garden
- \*Close to local schools, parks, shops, and public transport
- \*Quiet, family-friendly location with a peaceful atmosphere
- \*Great potential for future improvements or personalisation

EER: 2.0

Rates: \$ 786 p.q.

Strata: \$ 549.79 p.q.

Land tax: \$1,149.89 p.q.

Internal Living: 95m<sup>2</sup>

Block size: 372m<sup>2</sup>

#### Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



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## More About this Property

<b>Property ID</b>	1TX7FMF
<b>Property Type</b>	House
<b>House Size</b>	95 m2
<b>Land Area</b>	375 m2
<b>EER</b>	2
<b>Including</b>	Air Conditioning Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes

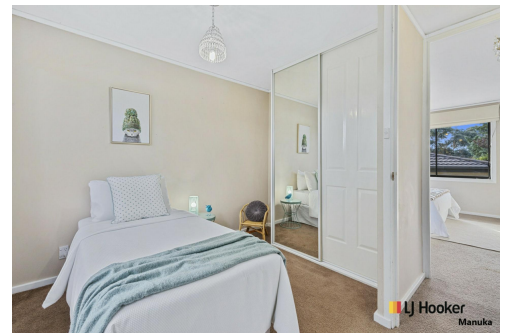
**Samuel Thompson 0412 300 774**

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