






14 Ceri Court, New Auckland

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## Welcome to Your New Home!

Perfectly positioned in the sought after suburb of New Auckland, this elevated family home combines comfort, space, and modern style. Nestled in a quiet and friendly cul de sac, it's ideal for families, investors and first home buyers looking for both convenience and community.

Step inside and be impressed by the thoughtful layout and immaculate presentation. The home features three bedrooms, each with built in robes and air conditioning, while the main bedroom offers a walk through robe to a private ensuite.

The spacious lounge room provides a comfortable retreat, complete with air conditioning, while the centrally located, stylish kitchen (updated approximately four years ago) boasts soft-closing drawers, a dishwasher, ample storage, and generous bench space. Adjacent to the kitchen is a second living or dining area offering flexibility for family living. Several windows and doors are fitted with security screens for added peace of mind.

Well presented family bathroom complete with separate shower and bath.

The double garage offers drive through access and is currently set up

**FOR SALE**  
Please Call

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



as a fantastic air conditioned rumpus room with flooring already completed, giving you versatile options to suit your lifestyle. There's also a double carport and a powered shed at the rear for additional storage or workshop space, plus a 10kw solar system to help reduce energy costs.

Outdoor entertaining is a highlight, with a full length covered patio at the front and a private outdoor area at the back complete with pull down blinds, stand alone BBQ, sink, benches, tv and a fridge that stays with the home &mdash; perfect for weekend get togethers and relaxing evenings. The lush, established gardens and tidy yard complete this beautiful package.

This property truly offers something for everyone &mdash; space, comfort, and quality living in one of New Auckland's most desirable pockets.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

## MORE DETAILS

Property ID	2EJ1W
Property Type	House
Land Area	891 m2

**Lisa Emmert 0438 737 769**

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