







2 Canyon Court, Newlands Arm

CHARACTER, CHARM & SPACE IN A PEACEFUL NEWLANDS ARM SETTING

Oozing character and charm, this appealing home offers a wonderful blend of warmth, space and relaxed living, ideally positioned in a quiet cul-de-sac just moments from the waterfront and boat ramp.
The home features inviting and spacious open plan living, complete with a cosy wood heater and split system for year round comfort. The adjoining kitchen is well equipped with generous bench space, a 900mm gas/electric stove and walk-in pantry. A second living area provides additional space for the family to relax.
The master bedroom is conveniently located downstairs and features built-in robes and an ensuite complete with shower and spa bath. The second bedroom also enjoys its own shower and toilet, providing added convenience for family or guests.
Upstairs, a comfortable sitting area opens onto a balcony, creating a lovely spot to unwind. Two further bedrooms, both with built-in robes, are serviced by a family bathroom complete with bath and toilet.
Outside, there's plenty more to discover, including a separate studio ideal for guests, an extensive array of shedding sure to appeal to car enthusiasts, and an entertaining area perfect for enjoying outdoor living.

4 3 3

FOR SALE
$699,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

Set on a generous 1,349m2 allotment amidst pretty established gardens, this property offers plenty of room to enjoy the relaxed lifestyle Newlands Arm is renowned for. With the waterfront, boat ramp and numerous walking tracks close by, this is an opportunity to embrace a peaceful lifestyle with plenty of room for all the toys.











MORE DETAILS

Property ID	MYUFCA
Property Type	House
Land Area	1349 m2
Including	Air Conditioning
	Toilets (4)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Solar Panels
	Solid fuel heating

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