

## Ridgehaven, 11 Araluen Street

Your Own Family Home!

Auction Location: On-site

Auction On-site: 15th March at 12.30pm.

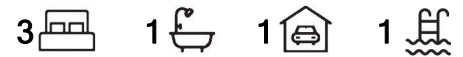
Conveniently located in the highly popular, family-friendly suburb of Ridgehaven, this home is ready for its next family to cherish and enjoy. Ideally situated on the quiet Araluen Street and set on a generous allotment of approximately 690sqm, this is a home and location you will simply love calling your own!

Features You'll Love:

- \* Three bedrooms, all with built-in robes
- \* Ceiling fans in bedrooms 1 & 2
- \* Ample storage, including additional built-in hallway storage
- \* Central kitchen with generous bench space, ample storage, gas cooktop, dishwasher,



**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**  
Auction

**View**  
[ljhooker.com.au/2BE3GJU](http://ljhooker.com.au/2BE3GJU)

**Contact**  
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0400 912 287  
[ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

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(08) 8289 6660**

and double sink

- \* Ducted evaporative cooling throughout
- \* Ducted gas heating, ideal for the cooler months
- \* Solid brick construction
- \* Solar system installed (approx. 6.6kW)
- \* Light-filled living and dining area
- \* A variety of fruit trees, including apple, mandarin, orange, and grapevines
- \* Expansive rear yard with plenty of lawn for the family pet or a friendly game of backyard cricket!
- \* In-ground swimming pool with solar hot water
- \* Large workshop garage with power
- \* Ample off-street parking, including a single carport with drive-through access and an automatic roller door

Enjoy the lifestyle on offer and the convenience of being just moments from major retailers and trendy eateries at Westfield Tea Tree Plaza, as well as Anstey Hill Recreation Park, Modbury Hospital, the O-Bahn, Civic Park, local sporting clubs, and both public and private schools.

Plus, you'll love the nearby cafés within walking distance and the St Agnes Shopping Centre for all your everyday needs.

This is a home you won't want to miss!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516



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## More About this Property

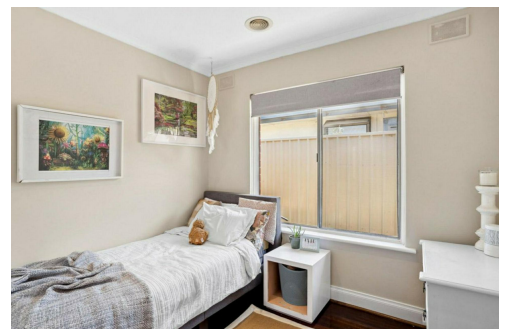
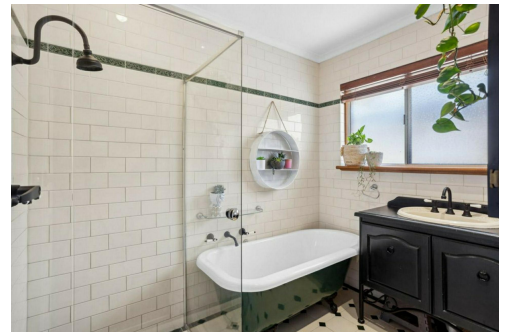
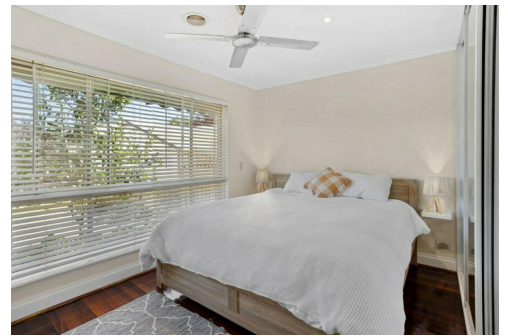
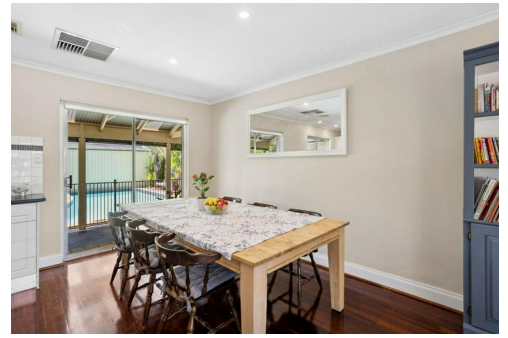
<b>Property ID</b>	2BE3GJU
<b>Property Type</b>	House
<b>House Size</b>	106 m2
<b>Land Area</b>	690 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Evaporative Cooling Pool Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced

**Ryan Graham 0400 912 287**

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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