



11 Arwon Court, Wellington Point

FAMILY HOME WITH SIDE ACCESS & MULTIPLE LIVING AREAS IN QUIET CUL-DE-SAC!

SET ON A GENEROUS 700M2 BLOCK, THIS SPACIOUS TWO-STOREY HOME HAS BEEN DESIGNED WITH FAMILY LIVING IN MIND. OFFERING MULTIPLE LIVING AREAS, A WIDE ENTRY, SIDE ACCESS AND LARGE COVERED ENTERTAINING AREA, THERE IS ROOM HERE FOR EVERYONE TO SPREAD OUT, RELAX AND ENJOY.

- Impressive wide entrance creating an immediate sense of space and openness
- Spacious 700m2 block with side access and room for a trailer, boat or caravan
- Four bedrooms upstairs including a generous master suite with walk-in robe & ensuite
- Main bathroom upstairs plus convenient powder room downstairs
- Multiple living zones including separate lounge, dining and open plan family room
- Functional kitchen positioned in the heart of the home with plenty of bench space, storage and pantry
- Open plan meals and family area flowing seamlessly out to the covered entertaining patio

4 2 2

FOR SALE
\$1.375M+

VIEW
By Appointment

AGENTS
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AGENCY
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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.

LJ Hooker

- Large covered outdoor entertaining area overlooking the backyard
- Separate laundry with direct outdoor access
- Double lock-up garage with internal access plus additional storage area under the stairs
- Rear shed providing extra storage or room for tools and garden equipment
- Well-designed layout with all bedrooms positioned upstairs for privacy and separation from the living areas on the ground level
- Quiet cul-de-sac position in a family-friendly pocket of Wellington Point

THIS SPACIOUS TWO-STOREY HOME OFFERS THE IDEAL COMBINATION OF FUNCTIONALITY, SPACE AND FAMILY LIVING. THIS IS A PROPERTY THAT WILL APPEAL TO FAMILIES LOOKING FOR ROOM TO GROW AND ENJOY EVERYTHING WELLINGTON POINT HAS TO OFFER.

Additional Property Information:

- Owner occupied
- Rates approx. \$1,230 per qtr incl. water
- Rental appraisal \$850 to \$880 per week

MORE DETAILS

Property ID	BU5WF2S
Property Type	House
Land Area	700 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Solar Panels

Nyree Ewings 0404 138 785

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Nyree Ewings



11 Arwon Court
WELLINGTON POINT

4 Bed | 2.5 Bath | 2 Car
HOUSE AREA: 236m²



PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.

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