



# FOR SALE

## RENOVATED QUEENSLANDER

This recently renovated high set Queenslander is set on 513 m2 of fully landscaped gardens which backs onto a nature reserve, never to built on. Comprising of 4 good sized bedrooms upstairs, all with quality ceiling fans and built in wardrobes. Main bedroom has a beautifully and freshly tiled bathroom, WIW, ceiling fan, split air conditioner and opening onto a large veranda North facing for the summer breezes. Large recently renovated main bathroom and separate toilet. Downstairs is a fully functional and large open plan light and bright modern kitchen, dining and lounge room. Fully equipped media room which could easily be converted into a large bedroom or office. Outside is a covered alfresco courtyard built with entertaining in mind. Needs to be seen to fully appreciate all of the benefits which this property offers.

### Features include

- Stone bench top in kitchen
- Modern gas stove
- ceiling fans in all bedrooms
- air conditioner in lounge and main bedroom

This property is in close proximity to all of the important amenities, Hospital, University, schools, M1 to Brisbane or Tweed Heads, Numerous eateries, sporting complex and in walking distance to The Broadwater.

The Famous Shopping Precinct, Harbour Town is just a throw away, not to mention, Cinema and many more attractions.

This Queenslander would be perfect for a family who has diverse needs and who would utilise been close to many favourite sporting attractions, educational needs and entertaining.

Property in this street is a rarity to come by, so don't waste time, ring Trudy immediately for a private inspection or email me for further details.

4 BED | 2 BATH | 2 CAR

### PRICE:

\$595,000 Negotiable

### OPEN FOR INSPECTION:

N/A



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FIRST FLOOR



GROUND FLOOR AND SITE PLAN



12 Kylie Street, Arundel

GROUND	: 76 SQ.M.
FIRST	: 76 SQ.M.
VERANDAH	: 17 SQ.M.
PATIO	: 22 SQ.M.
BALCONY	: 17 SQ.M.



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PROPERTY PHOTOGRAPHY - DIGITAL MEDIA

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.