

## FOR SALE

### HUGE DUAL LIVING HOME - MAKE AN OFFER

Arundel's best kept secret is out this huge dual living home is a must to inspect offering two complete separate homes under the one roof perfect for so many options. With high returns to be achieved or you may have a large or extended family to accommodate this large dual living home is a must to inspect and will certainly impress.

The home has a lovely private undercover BBQ and entertaining courtyard offering ample room to be entertaining for the extended family or living that in door out door lifestyle just 15 minutes to the Broadwater beach's, cafe and shopping precincts. The grounds are very low maintenance with enough room to let the little ones and the dogs run freely with maintained gardens and lawns this home really has appeal and has been very well built.

The property currently returns a modest return of \$725.00 with a current rental appraisal on offer by request, Excellent house proud long term tenants occupy both the main four bedroom house and the complete separate two bedroom unit attached.

This well located piece of real estate offers privacy, security in a desired location where you will find long term owners and occupants in abundance as Arundel has many long term residents.

For more further information, an inspection or an appraisal on your current property call Trent on 0404 980 878 today.

6 BED | 3 BATH | 5 CAR

#### PRICE:

Offers Over \$599,000

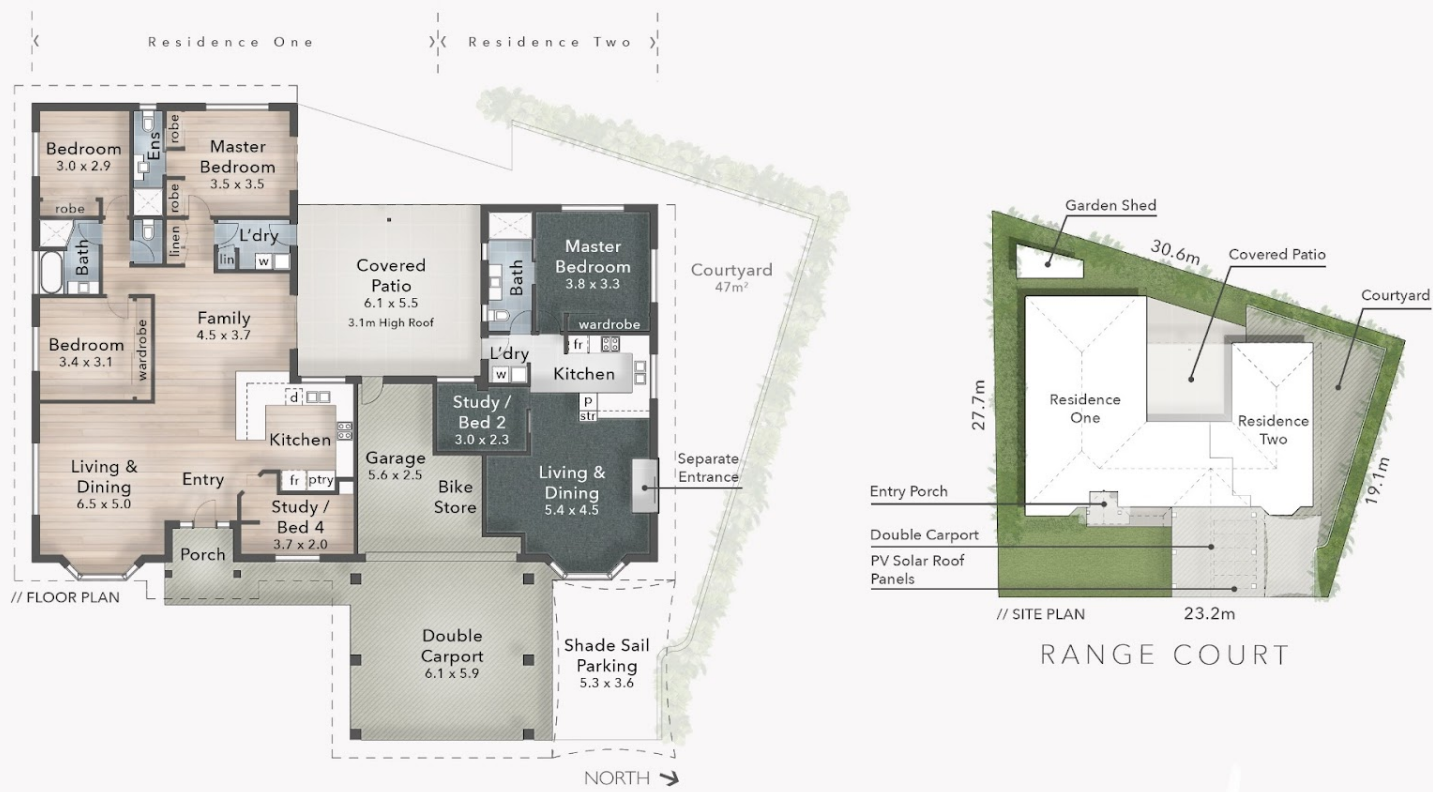
#### OPEN FOR INSPECTION:

N/A



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# 12 Range Court ARUNDEL

Block Size 609m<sup>2</sup>

**pure**design  
CONCEPTS

PLANS FOR  
PURPOSE

**RESIDENCE ONE**  
4 Bed | 2 Bath | 2 Car  
Internal 165m<sup>2</sup> | Patio, Porch & Carport 58m<sup>2</sup>  
Total 223m<sup>2</sup> or 24 Squares

**RESIDENCE TWO**  
2 Bed | 1 Bath | 2 Car  
Internal 72m<sup>2</sup> | Carport 18m<sup>2</sup>  
Total 90m<sup>2</sup> or 10 Squares

**COMBINED TOTALS**  
6 Bed | 3 Bath | 4 Car  
Internal 237m<sup>2</sup> | Covered External Areas 76m<sup>2</sup>  
Total 313m<sup>2</sup> or 34 Squares

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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.