



## FOR SALE

### TOTALLY RENOVATED FAMILY HOME

This low-set and low maintenance brick and tile bungalow ticks all the boxes for families and investors alike. Set immaculately in a newer pocket of Acacia Ridge, this property offers privacy and convenience. Well proportioned for comfortable family living, this home has plenty of space for outdoor and indoor entertaining and relaxing. The open plan kitchen, dining and lounge spaces are generous and flow out to the large under cover paved patio. This patio is an entertainer's delight, expanding to an uncovered space large enough to accommodate additional seating. These outdoor spaces are ideal for relaxing in total privacy in your own suburban retreat.

The kitchen is brand new, stylish and functional with stone benchtops and two pac cabinetry. Featuring plenty of storage and bench space, the kitchen is also equipped with new electric induction hot plates with new fan forced oven and dishwasher. The bathroom and laundry are cleverly designed to maximise convenience and usability. This home has been loved and cared for and ready for its next happy chapter.

This property features:

- \* Low-set three bedroom brick and tile home
- \* Single lock up garage with electric motor.
- \* Freshly repainted internally
- \* Gorgeous timber planked floors throughout living areas with new quality carpets to the 3 bedrooms.
- \* Ceiling is insulated with earthwool.
- \* New reverse cycle inverter 8 KW Mitsubishi air conditioner, cooling dining, kitchen and living spaces
- \* Master bedroom is spacious with a brand new 2.5kW Mitsubishi air conditioner.
- \* The master bedroom also has a brand new en-suite.
- \* The other two bedrooms also have brand new Mitsubishi 2KW air-conditioners.
- \* All bedrooms have built in robes.
- \* Bathroom is also brand new with shower, bathtub and separate toilet
- \* Outdoor entertaining area flowing off open plan kitchen and dining, perfect for entertaining
- \* Remote control SLUG with internal access.
- \* Gorgeous louvers to all internal windows.
- \* Security and insect screens throughout

**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
For Sale

**OPEN FOR INSPECTION:**  
N/A



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Internal 128m<sup>2</sup> External 50m<sup>2</sup> Total 178m<sup>2</sup>

3 Rauzia Court, **Acacia Ridge**



3 x 2 x 1 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

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.