

49 GOLDEN BEAR DRIVE ARUNDEL



*Sold by Tony Brown*

0418 961 500



@realty



## FOR SALE

### ROOM FOR EVERYONE IN ARUNDEL

AVAILABLE MID TO LATE DECEMBER  
FIRST INSPECTIONS AT OPEN HOUSE 18th DECEMBER, NO INSPECTIONS PRIOR.

Situated in the exclusive Tee Trees estate sits this expansive family home with room for everyone. Currently configured as 4 bedrooms plus study, the study offers ample size for a 5th bedroom. Bedrooms 2 to 3 are all king size rooms with the main bedroom large enough for his and hers king size beds. Downstairs offers formal lounge dining, family room and media room with upstairs having the rumpus with mountain views from the windows and balcony, so more than enough space for all the family. The garaging consists of three locked garages with the third garage having doors front and back allowing access to the impressive undercover cover area currently being used as carport and outdoor entertaining, options here are numerous. The back and side yards are extremely low maintenance with a mixture of sandstone paving surrounding the pool, artificial turf and other low maintenance products.

#### Features

- 4 + 1 Bedrooms or 4 Bedroom plus Study
- 3 Bathrooms
- Formal Lounge and Dining
- Family Room
- Media Room
- Rumpus Room
- Kitchen overlooking the pool.
- 3 Car Garage
- Expansive Outdoor Entertaining or Entertaining plus Car Port
- Solar
- Ducted Air Conditioning
- VacuMaid
- Mountain Views From Upstairs
- Reserve and Walking Tracks Nearby
- Multiple Shopping Options Close By
- Close to Tram Station

5 BED | 3 BATH | 4 CAR

#### PRICE:

Offer Over \$1,250,000

#### OPEN FOR INSPECTION:

N/A



**Tony Brown**

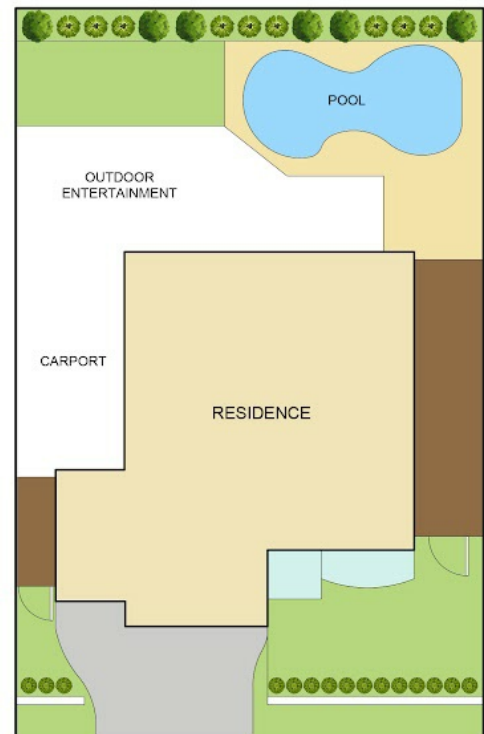
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GROUND FLOOR PLAN



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.

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