



## FOR SALE

### EASY TO LIVE IN, EASY TO LET OUT.

Whether you are in the market for a larger home for your growing family or looking to add to or start your investment portfolio, this charming family home is a must to inspect.

It features -

- \* 4 Bedrooms, all with built-in robes.
- \* Ensuite to Bedroom 1.
- \* Double lockup garage with internal access.
- \* Separate study/rumpus room.
- \* Galley kitchen with dishwasher and modern appliances.
- \* Living/dining areas lead out to [21 M2] undercover Alfresco entertaining area.
- \* Airconditioning to living/dining and Bedroom 1.
- \* Level block easily able to accommodate a full size pool.

The property is situated in a whisper quiet no- thru road. The rear of the block backs onto the Settlers street Greenbelt. Just minutes from the Westfield Carindale Shopping Centre - one of Brisbanes largest centres [ over 450 shops including Myer & David Jones ]. This lovely suburb offers 5 star facilities including parks, great schools, restaurants, a pristine local golf course, and is a safe and desirable suburb to live in and only 15 to 20 minutes from the Brisbane CBD. The realistic vendor is offering the home at a very competitive price. . For further details phone Bruce Russell on 0413615887 or email [bruce.russell@atrealty.com.au](mailto:bruce.russell@atrealty.com.au).

4 BED | 2 BATH | 2 CAR

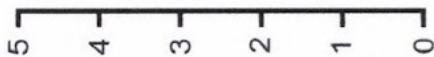
PRICE:  
\$790,000

OPEN FOR INSPECTION:  
N/A



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# Gold Coast Floor Plans



GROUND FLOOR

Land Size 357m<sup>2</sup>  
Ceiling Height 2.4m

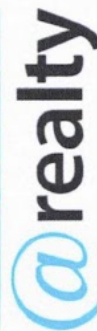
Int'l Gr FI Area 110.5m<sup>2</sup>  
Int'l Upper FI Area 83.8m<sup>2</sup>  
**Combined 194.3m<sup>2</sup> or 20.9sqqs**

Patio 3.7m<sup>2</sup>  
Porch 9m<sup>2</sup>  
Alfresco Area 21.1m<sup>2</sup>

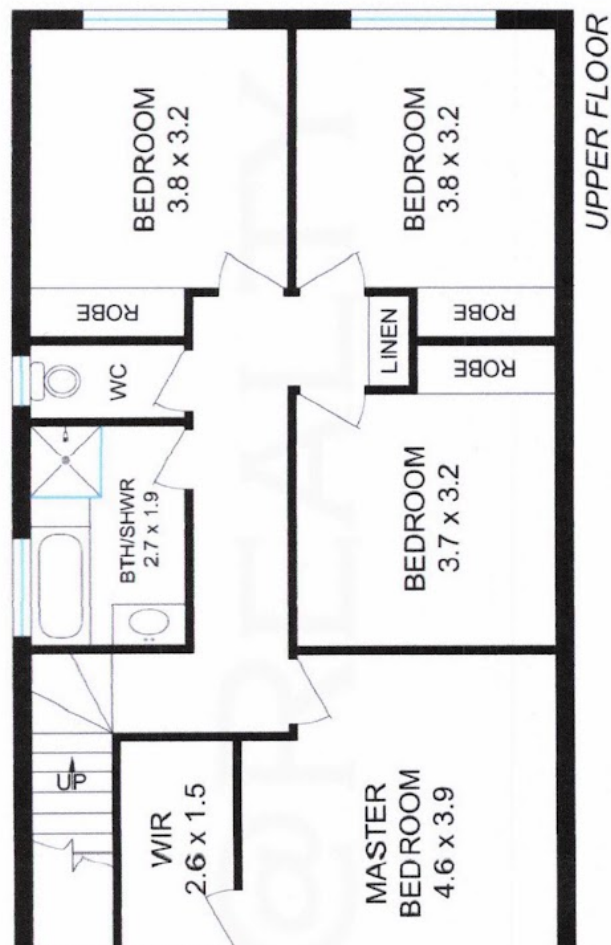
**Total Floor Area 228.1m<sup>2</sup> or 24.6sqqs**

16 ARALUEN PLACE,  
CARINDALE 4152

Marketed by Bruce Russell



Tel: Bruce 0413 615887



UPPER FLOOR

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.

