



SOLD

SPACIOUS MODERN HOME ON 3,662M² WITH SHED, BORE & SOLAR

Welcome to 17 Rynoela Road, Araluen – Only 5 minutes from the CBD and 1.6km from the popular Victory College, this 3-year-old beautifully presented contemporary home is designed for easy family living or for those looking to downsize on a generous lifestyle block. Set on 3,662m² of gently sloping land, this property offers a perfect balance of comfort, functionality, and low-maintenance living.

Inside, the home boasts an open-plan kitchen, dining and expansive air-conditioned living area filled with natural light. The well-appointed kitchen includes ample bench space, a dishwasher, and electric cooking. With 9ft ceilings and neutral tones throughout, the home creates a sense of space and light while providing a modern backdrop to suit any style. Accommodation consists of three spacious bedrooms, all with built-in robes, carpet, and ceiling fans. The master retreat is complete with air conditioning, robe, and a stylish ensuite featuring a large walk-in shower.

Additional features include:

- 6kW solar system to keep energy costs down
- Equipped bore (850gph) providing ample water for lawns and gardens
- 10,000 gallons of rainwater storage
- Minimal gardens – ideal for travellers wanting a lock-and-leave option

Outdoors, the impressive 9m x 7m three-bay shed offers versatility with 3m wall height, 2.4m high roller doors and two vehicle bays, while the third bay includes a sliding glass door and loft – perfect for a workshop, craft space, or hobby room. With 3.5m side access, there's plenty of space to bring vehicles through to the backyard, with room to add another shed if desired.

This property delivers the ideal combination of lifestyle and practicality – ready for you to move in and enjoy.

3 BED | 2 BATH | 2 CAR

PRICE:
\$870,000

OPEN FOR INSPECTION:
N/A



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Ground Floor

Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position.



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.