



41 Arramall Trail, LAKELANDS FOR SALE



Under Offer Modern Home ✓ Invest or Nest ✓ Be QUICK don't miss out!

The property has not met reserve. Open Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers and the property can sell as early as tomorrow. Contact Jan Holloway immediately to avoid missing out.

Open to all buyers, including finance; subject to seller approval.

Ideally suited to a young family, couples or a savvy investor looking to add to their portfolio in a fast-developing area with sought after schools. Perhaps you need to avoid the heavy traffic on the freeway; the proposed Lakelands Station would appeal to those who need to commute to the city, with the station close by you can be on the train within minutes.

This beautiful home is nestled in a leafy, tree lined street and situated within walking distance to Black Swan Lake, amazing parks and wetlands. A fabulous opportunity not to be missed, viewing is strongly recommended.

Boasting a delightful chef's kitchen equipped with stainless steel appliances, 900mm oven and hob, stone bench tops with breakfast bar, plenty of cupboard space, stylish and contemporary in design. The extra wide fridge recess is plumbed for cold water and space for a dishwasher.

Set on a larger 398sqm block this home offers other quality features which include:

- Great sized main bedroom to the rear of the property complimented with large his and hers walk-in robes
- Ensuite with high-end vanity unit with stone tops, double shower and separate toilet
- Two spacious minor bedrooms with built-in robes
- Separate smart-wired theatre/formal lounge room which could be used as a fourth bedroom
- Long drop windows with venetian blinds throughout
- Extra-large storage cupboard in hallway
- Large store to the back of the garage which is double-brick lined, powered with 15A power sockets and ventilated. Which makes this an ideal space for a workshop, hobby room or home office
- Open plan living with a smooth transition to the alfresco area
- Ducted and zoned reverse cycle air-conditioning throughout
- Ceiling fans throughout



Jan Holloway
Principal - Lewis Holloway Property
M: 0499 955 442
E: jan.holloway@smileelite.com

- Smart wired with NBN connection
- Extra-high double garage for large vehicles
- Concrete driveway and roller door at the rear of garage for side access
- Fully automated reticulated gardens
- 5-star energy rated home

You'll love this peaceful family-friendly suburb where children can walk to school. Bus stops are within easy walking distance and Lakelands Shopping Centre, is just minutes away.

Features

1 Ensuite
2 Open Spaces For Vehicles
Air Conditioning

Land size

398.00 Sqm



Jan Holloway

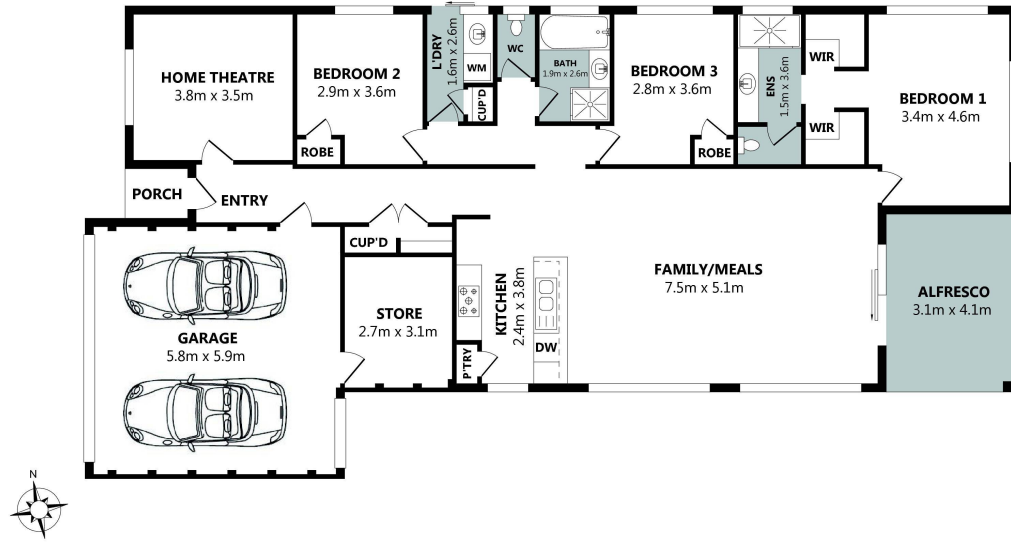
Principal - Lewis Holloway Property

M: 0499 955 442

E: jan.holloway@smileelite.com

JAN HOLLOWAY
PROPERTY

41 ARRAMALL TRAIL, LAKELANDS / 148 sqm



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Powered by **SMILEELITE™**

Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.