

SOLD



4 Riflebird Avenue, Aroona





### Presentation, Location, Motivation!

Tucked away in a quiet cul-de-sac in family-friendly Aroona just a short walk to fabulous parks and playgrounds (including dog park), is this immaculate single level home on 800m<sup>2</sup> block with expansive north-east east facing timber deck to host all your celebrations in comfort and style!

Across a single level, the home comprises four bedrooms, two bathrooms, two separate living rooms one of which can be converted to a 5th bedroom, an elegant contemporary galley kitchen, covered deck, separate laundry with external access, and double lock up garage - plus gated side access to a carport with extra height for a caravan or boat.

Split system air-conditioning in the main lounge and master bedroom, attractive bay windows to maximise natural light, easy-care timber-look vinyl flooring, separate shower and bath

 4  2  3  800 m<sup>2</sup>

**Price** SOLD for  
\$1,038,000

**Property Type** Residential

**Property ID** 1980

**Land Area** 800 m<sup>2</sup>

**Floor Area** 283 m<sup>2</sup>

### Agent Details

Matt Glynn - 0404 315 066

### Office Details

Code Property Group  
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in main bathroom, Caesarstone benches in kitchen, stainless steel appliances, soft close cabinetry, built in bar on deck, ceiling fans, solar hot water, and lock-up garden shed - are existing features, and there is not a cent needing to be spent.

The gardens are low maintenance require minimal effort to keep looking neat and tidy - more time for the beach, shopping, dining out, golf, a day at the local racetrack, or out fishing on Pumicestone Passage; more time for 'you'.

Located within the school zones for both Talara Primary College and Meridan State College, both just a short drive or a 15-20 minute walk; Dicky Beach is only a five minute drive, and major amenities such as shopping centres, sporting stadiums, and hospitals are less than 10 minutes.

Aroona is an ultra-popular place to live and invest - so close to everything you could want or need yet is tucked away from the hustle and bustle of the immediate coastal strip; it has a great community-feel as well as excellent connectivity via walking and cycling tracks.

Current owners have LOVED living here, and it shows, they have meticulously cared for the home inside and out and have made improvements that enhance value and appeal. This one will absolutely FLY! Act today.

- Immaculate family home on 800m<sup>2</sup>
- Quiet cul-de-sac, quality neighbourhood
- 4 bedrooms, 2 bathrooms, 2 living
- Elegant contemporary galley kitchen
- Large north-east facing timber deck
- Split system A/C x 2 + ceiling fans
- Bay windows, easy-care flooring
- Solar hot water, lock-up garden shed
- DLUG + gated side access to carport
- Walk to fabulous parks incl. dog park
- Only 5 minutes' drive to Dicky Beach

- Short drive to schools, shops, hospitals
- Popular locale - hurry, this one will fly!!

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*