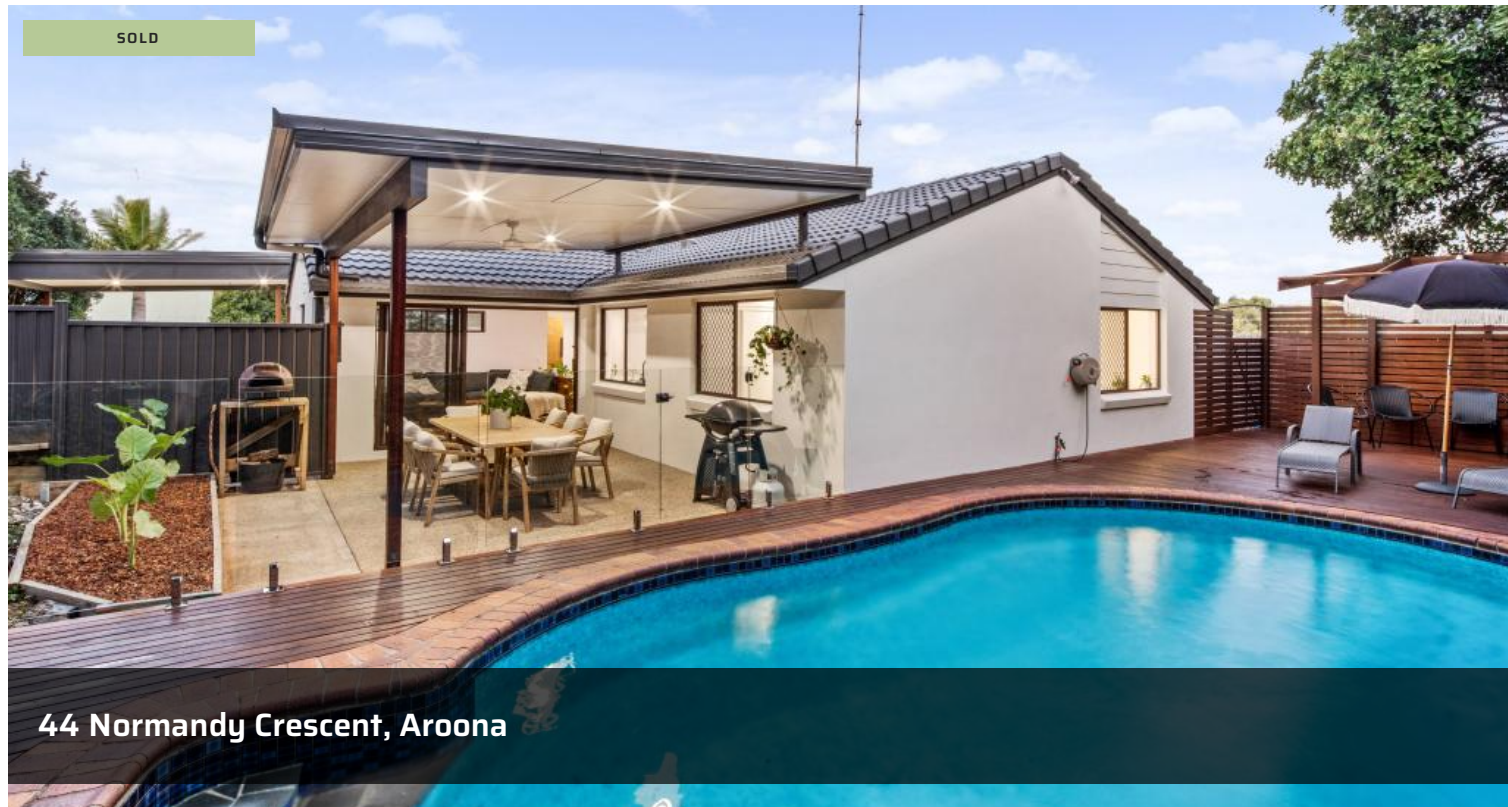


SOLD



44 Normandy Crescent, Aroona



## WOW - Look at Me Now!

This solid family home in popular Aroona has undergone a high quality, tasteful renovation inside and out that will surely impress! Located in a quiet loop street within walking distance to neighbourhood parks, Foodworks, and a 25-minute walk to Dicky Beach - the kids will love living here, and so will you.

Across a single level, the home is complete with three bedrooms, studi/media room, two luxury bathrooms, central kitchen, open plan living flowing to expansive north-facing covered patio overlooking inground pool, pool deck with gazebo and bench seat, separate laundry with external access and covered parking for three vehicles including boat/caravan, on a fenced 555m2 block with a private sunny front courtyard.

Current owners have done a first-class job with the renovation and the décor is stylish and fresh; features include hardwearing timber look vinyl flooring throughout, air-conditioning in master

3 2 4

555 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1405
<b>Land Area</b>	555 m2

### Agent Details

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**code**  
PROPERTY GROUP

and main living area, stone benches in kitchen and bathrooms, black tapware, security screens, external access from fourth bedroom/office, solar power, and two lock up storage sheds.

The alfresco entertaining area is private, spacious, and inviting! You will be able to celebrate all those special occasions at home in comfort and style from milestone birthdays through to Christmas lunch, you can host it all out here, keeping an eye on the kids in the pool.

Low maintenance landscaped gardens frame the home, and the front courtyard is a delightful grassy space for small pets and children to play safely and securely. This home truly has everything to please all ages and stages of life, from the youngest family member through to the oldest, it has multigenerational appeal.

Located in a family-friendly neighbourhood, within the Talara Primary College and Meridan State College catchment zones, and just minutes to major hospitals, sporting/leisure facilities, beaches, and shopping centres, you'll want for nothing.

Welcome to your new home!

- Renovation Perfection will Impress
- 3 bedrooms, study/media room, 2 luxury bathrooms
- Spacious open plan living & dining
- Elegant well-appointed central kitchen
- Expansive north facing covered patio
- Inground pool with timber decking
- Triple covered parking, 555m<sup>2</sup> block
- Sunny front courtyard, fully fenced
- Quality fixtures & fittings throughout
- Solar power, landscaped gardens
- Quiet family-friendly loop street
- Walk to parks & convenience store
- Minutes to major amenities & beach
- An outstanding lifestyle awaits

*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.*