



11 Arlington Court, Goonellabah



## "Sayang D'amor" - Must Be Sold in 30 Days

By virtue of inspired design and gracious space and light is this unique home on a 1500sm block that will impress those looking for a quality, beautifully presented home in an excellent location. A great home for the whole family and one you will love to entertain in!

The home is approx. 13 years old and only ever had one owner. Situated in a desirable location in Goonellabah, close to the shopping centre, schools, sporting fields and gym, in a quiet cul-de-sac. A master built home that has been thoughtfully designed, inspections of this home will please those that are looking for space for the whole family to spread out. Featuring large rooms throughout and two large, separate living spaces, private elevated position with a fabulous outlook and excellent aspect. The home has air-conditioning, solar power, and the

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table
Price	SOLD for \$520,000
Property Type	Residential
Property ID	349
Land Area	1,507 m2

### Agent Details

Melanie Stewart - 0421560936

### Office Details

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living and dining room adjoins the thoughtfully designed, modernised kitchen that has well-appointed electrical items and lots of storage.

There are three generous sized bedrooms all with built in robes upstairs, plus a study. The main is extra-large with a walk-in wardrobe and spacious ensuite and includes access to a large entertainment deck. Downstairs is there are two more bedrooms, large living space, kitchen, and bathroom, or this space would lend itself to a rumpus/studio/granny flat. This area would ideally suit those looking to accommodate the in-laws, or have a separate guest's space or kid's activity room or enjoy a rental income, with its own private entrance and entertaining area you could achieve an income of approx. \$300 a week. In addition to the separate laundry there is also plenty of extra storage.

The double garage is spacious with a big workshop space, ample storage and provides easy internal access to the home. The gardens are easy care, families will enjoy the large fenced yard, room for a shed along with a great area to play safely. There is room to park extra vehicles safely off the road and secured shade sails in the driveway area create cover for the van or boat.

Positioned in an elevated location with a desirable north aspect there is plenty of space and areas to spread out. At the front, which faces east, there is an amazing alfresco Bali inspired entertainment area which is a great space to enjoy family gatherings, BBQS and host casual dinner parties. This space makes a fabulous entry to the home creating a very enticing and inviting appeal!

Just a short distance to Lismore and Alstonville this property promises to impress, with a neutral, modern colour scheme, quality fixtures and fittings throughout, great entertaining areas and lots of large open rooms. A perfect outlook on a scale that will simply amaze. The current owners have purchased

elsewhere and are ready to sell!

Please call exclusive agent Melanie Stewart to arrange a viewing  
a private today on 0421 560 936.

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