

Total Land Size approx. 651.3sqm



ALLIANCE



4 Araluen Place Sutherland NSW

Nestled in a quiet cul-de-sac, this well-presented four-bedroom home sits on a generous 651sqm block with a wide 15.45 metre frontage - offering comfortable family living with outstanding future potential.

With CDC approval already in place for duplex development, this is a rare opportunity for families, investors, and developers alike.

Inside, you'll find four spacious bedrooms, a light-filled living area with split-system air conditioning, an updated functional kitchen with adjoining dining, and a neat bathroom with separate shower and bath.

Car lovers and tradies will appreciate the drive-through single garage plus an impressive four-car garage at the rear - along with extra off-street parking and under-house storage.

The generous backyard offers plenty of space for kids, entertaining, or even adding a pool.

Currently tenanted at \$900 per week, this property provides immediate rental income with strong long-term upside.

Conveniently located just a short walk to schools, shops, parks, transport, and only minutes from Sutherland CBD and Sutherland train station, this is an opportunity not to be missed.

Features include:

- ? Four spacious bedrooms, three fitted with ceiling fans
- ? Light-filled living area with split-system air conditioning
- ? Updated and functional kitchen with adjoining dining space
- ? Neat bathroom with separate shower and bath
- ? External laundry with additional toilet
- ? Single drive through garage + extra off-street parking
- ? Additional four car garage at the rear
- ? Under house storage area
- ? Generous backyard for families or entertaining
- ? Room to extend or add a pool
- ? Currently tenanted at \$900 per week
- ? Approx. 1.7km to Sutherland CBD
- ? Approx. 1.7km to Sutherland Train Station
- ? Approx. 1.7km to The Jannali High School
- ? Approx. 2.0km to Jannali East Public School
- ? Approx. 450m to Sutherland North Public School

For more information contact Theo or Jenny today!

Exclusively listed by Alliance Real Estate.

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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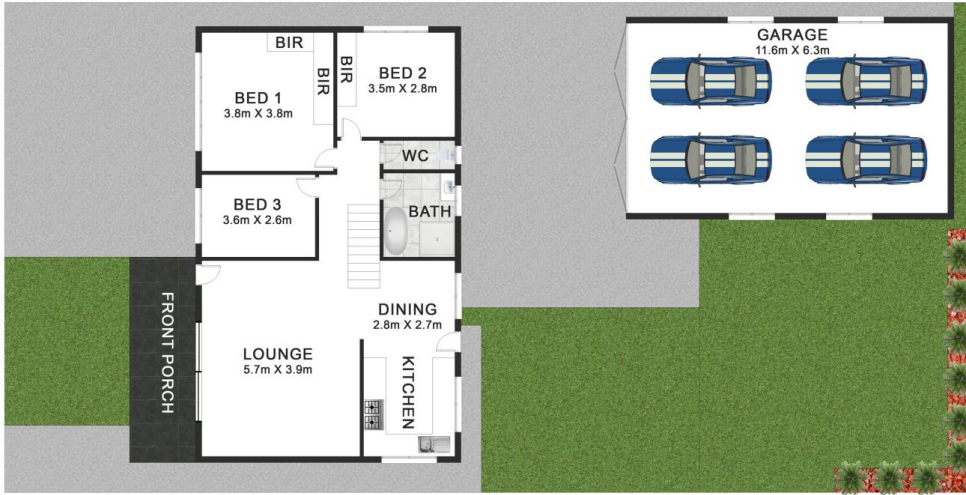
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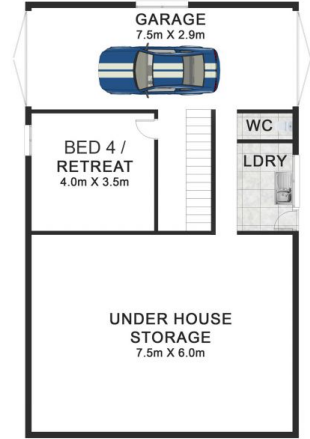
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ENTRY LEVEL



BASEMENT LEVEL

4 Araluen Place, **Sutherland**

All reasonable care was taken in the preparation of this document, however no warranty is given to the accuracy of the information. Dimensions shown are approximate only.