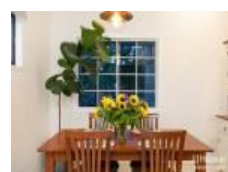


35 View Cres, Arana Hills, QLD 4054

Sold - \$765,000

House 4 2 2



RENOVATED ENTERTAINER WITH DUAL-LIVING

Enjoying an elevated position capturing magic sunset views and leafy outlook, this family high-set is the benefactor of contemporary upgrades and has ready-made dual-living included! Nestled in a quiet, leafy street, picturesque tranquility merges brilliantly with everyday convenience and exceptional access to everything you need!

Open for Inspection

By Appointment.

Beautifully presented with an upgraded, landscaped street presence, an immediate warm welcome is extended and continues throughout the home. Updated to ensure contemporary comfort fuses with timeless sophistication, tiled and polished timber floors sit within the split-level dining and lounge; raked ceilings and a wood burning fireplace adding ambiance. The benefactor of a modern upgrade, the kitchen is bright and inviting with a large stretch of crisp white cabinetry set with modern appliances and expansive benches. A generously sized sun-room sits adjacent to the dining room, allowing versatile live-ability and perfect for use as a study nook, sitting room or children's play zone.

A huge entertaining area is the ideal setting for any outdoor desire; a gable roof inviting cooling breezes within a mammoth zone that captures magic sunset views and leafy outlooks. There is a brilliantly sized backyard perfect for children and pets, fenced for added safety and with enough room to install a pool if desired!

Upstairs provides three bedrooms; two including built-in storage. They sit adjacent to a well-appointed family bathroom that also includes a separate bath and shower. Flawlessly providing for multi-generational living or added opportunities for rental income, downstairs has been stylishly transformed into a self-contained studio; a full-sized modern kitchen including stylish cabinetry sitting amongst open plan living/dining with an adjacent built-in bedroom. An additional new bathroom serves impeccably with glass shower and floating vanity.

Additional features include a separate laundry, reverse cycle air-conditioning, ceiling fans, plantation shutters and double lock-up garage.

Positioned on a 631m2 block, this move-in ready residence enjoys the ideal location! Enjoy leafy suburbia with abundant walking tracks and parkland just a short stroll away, along with bus stop and library. Multiple schools service the area, there are plentiful shopping options and nearby train delivers you to the Brisbane CBD and surrounds without a hassle!

* 631m2 Block

* Renovated high-set with stylish dual-living and elevated outlook

* Air conditioned lounge with raked ceiling and fireplace

Listed By

Jonathan Wein

Phone: (07) 3264 9000

Mobile: 0430 485 430

Melinda Chandler

Phone: (07) 3264 9000

Mobile: 0400 957 999



Listing Number: 3157725