

# 1 Arif Place, Heritage Park, Qld 4118



## House For Sale

Wednesday, 24 April 2024

1 Arif Place, Heritage Park, Qld 4118

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 603 m2

Type: House



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## Modern Home + Side Access!

Situated in one of Heritage Park's finest pockets - close proximity to everything - this stunning refreshed modern boasts a family friendly floorplan and elevated spacious corner allotment complete with side access for the boat, caravan or extra vehicle! Inside, you are treated to multiple living spaces with the central kitchen serving as the heart of the home boasting views over the yard. Four spacious bedrooms complete with built-in wardrobes ensure there is a space for everyone - this property presents a unique opportunity for owner occupiers and investors alike! Air-conditioning throughout ensures you will be comfortable year-round while a solar system provides yet another feature. The effortless flow spills out onto the covered outdoor entertaining area providing the ideal vantage point to watch the kids playing in the spacious yard. The side access boasts a carport ideal for those with a boat, caravan or extra vehicle - a rare feature of any residential property. Do not miss this incredible opportunity to secure this incredible property!

**HOME FEATURES:**· Bedroom: 4 x Spacious Rooms + Built-in Wardrobes + Ceiling Fans· Master Suite: Spacious Room + Ensuite + Walk-in Wardrobe + Ceiling Fan + Split-System A/C· Bathroom: 2 x Bathrooms + Separate Toilet· Kitchen: Central Modern Kitchen with Refreshed Finishes + Electric Cooking + Exhaust + Dishwasher + Plentiful Bench/Storage Space· Living (a): Family Area Combining Kitchen + Meals· Living (b): Lounge Room· Living (c): Media Room· Home Features: Ceiling Fans + Split-System A/C + Tinted Windows + Security Screens +

**OUTDOOR FEATURES:**· Outside area: Stunning Outdoor Entertaining Area Overlooking Yard· Car Space: Double Remote Garage + Single Carport \*Ideal for Boat/Caravan/Extra Vehicle!· Outside Features: Fully Fenced with Side Access + Garden Shed + 6.6kW Solar System + Gas Hot Water System

**IN-ROOM AUCTION EVENT:**· Time: 3:00pm Registrations - 3:30pm Start· Location: The Coffee Club Browns Plains Village Square (Behind Bunnings Warehouse)· Address: 18 Commerce Drive, Browns Plains QLD 4118 \*Buyers Request: Building and Pest Report + REIQ Contract + Title Search \*Note: The outline shown on the aerial photos is for illustrative purposes only and is intended as a guide to the property boundary. We cannot guarantee its accuracy and interested parties should rely on their own enquiries. Also, the measurements are approximate and any potential suggestions have not been investigated with council and interested parties should rely on their own enquiries. The sellers Building and Pest Report can be accessed for review for review however this should not be relied upon and interested parties should rely on their own enquiries. (STCA - Subject To Council Approval)