

# 1 Calcetto Place, Arundel, Qld 4214

## Sold House

Monday, 19 February 2024



1 Calcetto Place, Arundel, Qld 4214

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 765 m2**

**Type: House**



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**\$1,465,000**

Landmark Sales Property Group is thrilled to present 1 Calcetto Place, Arundel Hills - a dream home for a fortunate family! A new world awaits for a family to enjoy this showstopper home, featuring state-of-the-art fixtures and fittings. Simply move in and relish the exceptional lifestyle this property offers. We all live, work, and play here. Now, it's your chance to be part of this enchanting community, nestled amidst acres of parklands and scenic green spaces, yet centrally located to the Gold Coast's major amenities and attractions.

**WHAT YOU'LL ADMIRE;**

- A stunning grand entry with double doors, soaring high ceilings, beautiful unique windows, and staircase.
- High stone wall and electric gates for peace and privacy, with plenty of off-street parking
- Premium location. A one minute walk to A.B. Paterson School with convenient access to hospitals, Griffith University, reputable schools, light rail, and the M1 motorway.
- A fabulous parent's retreat with a King Master bedroom upstairs, featuring a walk-in robe, sitting area, and ensuite with a double vanity.
- Exceptional north-facing entertainers' patio and pavilion, enjoy BBQ's and the swimming pool for the perfect family gatherings

**FEATURES INCLUDE;**

- Spacious family living and dining areas surrounding the modern central kitchen, complete with quality appliances, new dishwasher, breakfast bar, and loads of storage.
- Separate formal dining/living rooms with elegant curtains for sophisticated dinner parties and added privacy.
- Recently tiled family bathroom featuring a relaxing tub.
- All four generously sized bedrooms are equipped with built-in robes.
- Air conditioning is installed throughout the entire home.
- Statement light fittings and fixtures for a touch of glamour.
- Dedicated laundry area with abundant storage, providing a designated drying space for all your laundry needs.
- Double remote garage and secure parking, along with additional off-street parking for two more cars. The garage is adaptable for use as a home office, featuring side access, epoxy flooring, air conditioning, and mirrors for dance classes.
- A charming level yard on a 765m<sup>2</sup> block with a zen garden, water tank, feature trees, and lighting at the entry. The rear boasts low-maintenance artificial grass and herbs for culinary use.
- Energy-efficient smart lights illuminate every room, controllable via an app, with customizable colours or manual operation.
- A 6.545kW solar system, Solis inverter with a 10-year warranty for reduced power bills, and a fully restored roof.
- Air conditioning, alarm system, and CCTV for enhanced security.

Arundel offers a unique opportunity to reside in a prestigious community with wide landscaped streets, parks, playgrounds, national parkland, wetlands, underground power, and proximity to key facilities such as Griffith University, hospitals, Gold Coast Academy, A.B. Paterson College, shopping villages, Harbour Town Shopping Centre, and the M1 North and South.