

10/52 Plucks Road, Arana Hills, Qld 4054

Townhouse For Sale

Friday, 24 May 2024

10/52 Plucks Road, Arana Hills, Qld 4054

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 234 m2

Type: Townhouse



Mel Holloway
0403000493

For Sale

Welcome to your spacious sanctuary in Arana Hills! This move in ready two-storey townhouse offers the size and comfort of a house with the added security and convenience of a complex. Nestled at the end of the complex, this home provides a sense of privacy and seclusion rarely found in townhouse living. With a generously proportioned floor plan and side access offering ample space for a caravan or boat this townhouse is a step above the rest! The ground level welcomes you with the warmth of floating timber floors that invite you further into the property where you'll discover a large open plan living, dining & kitchen area. The living and dining rooms offer direct access to the large undercover entertaining area and deck that overlook the landscaped gardens and lawn. The perfect space to entertain family or friends. It's also ideal for young families with ample space for a trampoline or swing set. The modern kitchen, equipped with stone benchtops, gas cooktop, self-cleaning electric oven and dishwasher, serves as the heart of the home, offering both functionality and style. Next to the kitchen, the laundry and powder room add practicality and ease to everyday living. An expansive two-car garage and ample storage adds convenience. The additional open car space ensures plenty of parking for both residents and guests. Upstairs you'll find a versatile living space suitable for various activities. Whether it's for a cozy movie night, energetic children's playtime, focused remote work or pursuing personal hobbies, the adaptable layout offers limitless possibilities. This second living space also offers direct access to the large outdoor entertaining area. This space offers views of the neighbourhood, including walking tracks and green space. The master bedroom boasts ample space, a sizable wardrobe, and ceiling fan. Enjoy the luxury of an ensuite featuring a double vanity and to top it all off the master has direct access to the expansive balcony, perfect for moments of relaxation and rejuvenation. Two additional bedrooms are generously proportioned, each featuring built-in wardrobes and ceiling fans. Ducted air conditioning throughout guarantees year-round comfort in every season. Completing the upper level is the main bathroom, where you'll find a separate bath, a well-appointed vanity, and a spacious shower, catering to both relaxation and practicality in equal measure. Conveniently located on a 250m² fully fenced block, this move-in ready townhouse offers the perfect blend of modern comfort, space and security. Don't miss the opportunity to experience the best of both worlds – a home with the size of a house and the security of a complex! Property Features: 3 Bedrooms 2 Bathrooms / 3 Toilets 3 Car Spaces - 2 Lock up & 1 open space. 2 Indoor living areas 2 Outdoor living areas Ducted reverse cycle air-conditioning. Instant Gas Hot Water Floating timber floors Kitchen – stone bench tops, ample storage, gas cooktop, electric self-cleaning oven and Fisher and Paykel dish drawers. Security screens throughout Plantation shutters Outdoor blinds 250m² fully fenced block Side access with space for caravan, boat or additional vehicles. Local Amenities: Arana Hills Plaza – approx. 1.6kms Arana Hills Leagues Club – approx. 1.6kms Aldi – approx. 1.5kms Seedlings Early Learning Arana Hills – approx. 1.8kms Grovely State School – approx. 1.7kms Price of Peace Lutheran College Senior Campus – approx. 1.7kms TAFE Queensland Grovely Campus – approx. 2kms Arana Hills Library – approx. 1.5kms Grovely Train Station – approx. 2.2kms Bus stop – approx. 350m to 400m The Hills District all abilities Playground – approx. 1.7kms Arana Hills Dog Park – approx. 1.6kms William Scott Park – approx. 600m Brookside Shopping Centre – approx. 4kms Northwest Private Hospital – approx. 4.7kms The Financials: Council Rates – approx. \$374 per quarter Water – approx. \$408 per quarter subject to water usage Body Corporate Fees – approx. \$1,142 per quarter Rental Appraisal - \$850 to \$890 per week Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.