

11 Mingaletta Crescent, Ferny Hills, Qld 4055

Solutions

House For Sale

Thursday, 30 May 2024

11 Mingaletta Crescent, Ferny Hills, Qld 4055

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 607 m2

Type: House



The Whitehead Crump Team
0403856205

For Sale Now or Auction

For Sale Now or Auction 10:30am on Wednesday 19th June at Harcourts Solutions Windsor Homezone This immaculately presented family home offers a spacious layout over two levels in the heart of Ferny Hills. Making an excellent first impression with its modern façade & established gardens, the home rests on an attractive 607m² block & is ideal for families seeking a lifestyle of comfort & functionality. Polished New England Blackbutt timber floors are showcased throughout the living areas of the home & the well-appointed kitchen features a chef's gas cooktop, stone benchtops & plenty of bench & cupboard space. At the heart of the home is the spacious open plan living & dining area, offering 2.6m ceilings, & connecting seamlessly via the double glass sliding doors to the entertainer's deck. The deck is massive & is great for alfresco dining & hosting family & friends. Offering a leafy & lovely aspect, it is a perfect spot to entertain & take advantage of the beautiful Queensland weather. The home comprises 4 king-sized air-conditioned bedrooms upstairs & an additional 5th bedroom downstairs & is perfect for families needing extra space & separation. The main bedroom offers a large walk-in robe, dual showerhead in the modern ensuite & access to the balcony. The other bedrooms upstairs are serviced by the family bathroom, which has a large deep bath & separate toilet. Downstairs the 5th bedroom offers a walk-in robe & ensuite, along with a separate & private covered deck. This bedroom could be used as a rumpus, teenage retreat, or a perfect guest room for when family come to visit. There is plenty of storage in the large internal laundry, with additional storage in the workshop & in the garage. Side access is available to the flat & low maintenance backyard & there is plenty of room for the kids to run & play. Additional features include solar panels, downlights & ceiling fans throughout & you will be impressed with the amount of storage that this home has to offer. Walking distance to everything you'll need including local shops, Ferny Hills State School & Ferny Grove Train Station, this lovely home is also a short stroll from the popular George Willmore Park & the Ferny Hills Aquatic Centre. This quality transformation in a prime position in 'The Hills' will impress so make sure you are at the next open home as seller will sell now or at auction.

Features: 4 air-conditioned king-sized bedrooms upstairs, with ceiling fans & built-in robes. Main bedroom offering large walk-in robe, dual showerhead in ensuite & access to balcony. 5th bedroom/rumpus with ensuite & walk-in robe downstairs & separate private covered deck. Modern family bathroom with large separate bath & separate WC. Polished New England Blackbutt timber floors throughout living areas upstairs. Modern entertainer's kitchen with chef's gas cooktop, stone benchtops, plenty of bench & cupboard space. 2.6m ceilings in open-plan air-conditioned living & dining room, offering double glass sliding doors. Huge entertainer's deck with lovely aspect. Internal laundry with a plethora of storage. Additional storage & separate storeroom/workshop in garage. 2 car garage with internal access. Flat private backyard, room for trampoline & a pool. Side access. Solar with 5kw inverter. Nestled on 607m². Location: 300m George Willmore Park, 300m to Local Shops, 550m Ferny Hills Aquatic Centre, 650m Ferny Grove Tavern, 800m Ferny Grove Train Station, 800m Ferny Hills State School, 1.1km Ferny Grove State High School, 2.2km Arana Hills Plaza, 2.6km Arana Hills Leagues Club, 2.4km St Andrews Catholic School, 2.8km Great Western Shopping Centre. Ferny Hills is located only 12kms from the Brisbane CBD and is graced with mature trees, parks and bikeways which meander throughout the suburb. It is appreciated by families who enjoy the close proximity of excellent schools and childcare centres and by residents who embrace the 'green' nature of the suburb and the easy access to doctors, transport links, sports clubs and recreation facilities. The Ferny Grove Train Station precinct is undergoing a massive infrastructure change. Construction of multi-storey residential apartments, cinemas, shopping centre, specialty stores & the Ferny Grove Tavern.