

# 14 Kirdford Court, Arundel, Qld 4214



## Sold House

Thursday, 4 April 2024

14 Kirdford Court, Arundel, Qld 4214

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 837 m2

Type: House



Jeannine Farrell

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**\$1,450,000**

LANDMARK SALES PROUDLY PRESENTS A QUALITY HOME set in a PRIME LOCATION, in the heart of AMAZING ARUNDEL HILLS and walking distance to A.B. PATERSON COLLEGE THINGS YOU'LL LOVE; The quality built character home with many outstanding features, including entry and living areas with high ceilings, ornate cornice, Daikin fully ducted heating and cooling throughout, the excellent floor plan and sunny northerly aspect. Light filled living rooms with open plan flow to the huge entertainment area and yet offering separate living spaces for all the family to enjoy. The sparkling warm pool, solar heated for swimming 9 months of the year, an ultra quiet energy efficient pool pump, as new, surrounded by easy care tropical gardens with artificial turf and lovely landscaping. FEATURES INCLUDE; \* A master suite with walk-in robe and a quality re-imagined bathroom, fully tiled with quality fittings and tap wear. \* Plus three generous carpeted bedrooms with built-ins and energy efficient DC Ventair fans - also in living areas. \* The three spacious living rooms offer great separate spaces for family dining, living and watching movies, plus walk-in storage. \* A tiled family bathroom has a modern bathtub, a shower, great quality vanity and fittings. \* The central kitchen is sure to please with great storage, pantry, oven and Bosch dishwasher. \* A separate tiled laundry opens to a drying area. \* The remote double garaging has high speed three phase electric vehicle charging station inside and large built-in storage cupboards. \* The outdoor living room offers alfresco dining and a relaxed area for family BBQ's in any weather with its electric patio blinds, three phase power and easy care, fully fenced gardens. \* The separate pool area catches all the northern sun and solar heating for nearly all year swimming. EXTRA FEATURES; Shutters, electric blinds inside and out, hybrid flooring, great storage, high speed NBN, three phase power, solar pool heating, 7.9Kw solar system with a Fronius inverter, blue tooth connectivity app and energy monitoring plus the electric charging station. ARUNDEL HILLS offers the northern community a rare opportunity to live amongst quality prestige homes set on wide landscaped streets with beautiful parks, playgrounds, national parkland & wetlands, underground power and central to the coast's key facilities. The Griffith University, the two great hospitals, Gold Coast Academy and AB Paterson College are all on your doorstep along with the local shopping villages, HarbourTown Shopping Centre plus easy access to the M1 North and South and the beautiful Broadwater. Don't delay, Call Jeannine today for your private viewing to fully enjoy all the many rare features this home has to offer!