

**18/142 Bunya Road, Arana Hills, Qld 4054**

Solutions

## Townhouse For Sale

Monday, 29 April 2024

18/142 Bunya Road, Arana Hills, Qld 4054

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 190 m2**

**Type: Townhouse**



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## For Sale

Captivatingly refreshed, this townhouse at 18/142 Bunya Road, Arana Hills, presents a modern oasis of comfort and convenience. Boasting 3 bedrooms, 2 bathrooms, and a single-car garage, it's an ideal blend of practicality and style. Step into the heart of the home, where a brand-new kitchen awaits. Designed for effortless functionality, it features easy-access drawers, pull-out and rotational shelving in the under-bench cupboards, and a suite of top-tier appliances including a microwave/steam oven, convection oven, induction cooktop, and fully integrated dishwasher. A walk-in pantry adds further convenience, ensuring ample storage for all your culinary essentials. Both the main bathroom and ensuite exude luxury, adorned with LED anti-fog mirrors and brand-new tapware. Dual rain/handheld shower heads promise a spa-like experience, elevating your daily routine to new heights of relaxation. Throughout the home, brand-new LED lighting and ceiling fans grace each bedroom, providing both comfort and energy efficiency. In the living room, stay cool and comfortable year-round with the addition of air conditioning. Freshly painted walls create a crisp, inviting ambiance, complemented by scratch-resistant Quickstep laminate flooring in the living and kitchen areas. Soft, plush carpeting lines the stairs and second floor, including all bedrooms, offering a cozy retreat at the end of the day. Outside, expansive undercover entertainment areas beckon, offering serene green vistas and a lower courtyard ideal for outdoor gatherings or children's play. Plus, with extensive storage options including garage space, under-stair storage, and multiple cupboards on both floors, staying organized has never been easier. Experience the epitome of modern living in this meticulously refreshed townhouse, where every detail has been thoughtfully curated for your comfort and enjoyment. Bunya Terrace Gardens offers ample visitor parking and a community pool within the complex ensure convenience and recreation during the warmer months. Whether you're looking to lease or make this your first home, you'll find everything you need just steps away. Enjoy the proximity to Arlington Park and the Arana Hills Dog Park, both within a short stroll. Additionally, the C&K Arlington Drive Childcare Centre is just 400 meters away, while Prince of Peace Lutheran College and Arana Hills Plaza are within easy reach at 1.6km and 1.8km respectively. Body Corporate fees - \$1240.80 per quarter Sinking Fund Balance - \$95.00 per quarter Location: • 100m to Parkland • 100m to Dog Park • 350 m to Bus • 1.6km to Arana Plaza Shopping Centre • 1.7 km to Arana Leagues Club • 1.8 km to Grovely Primary School (School catchment) • 3.3 km to Mitchelton state High (School catchment) Arana Hills is very conveniently located just 11km to Brisbane CBD with an abundance of parkland & easy access to Bunyaville State Forest. Arana Hills Plaza is the major shopping centre for 'The Hills District', home to K-Mart, Coles & Aldi. You'll also find plenty of restaurants, take away shops and doctors within this shopping district & Arana Leagues Club just across the Kedron Brook. Grovely Train station & bus stops are only a short walk away.