

35 Cobbity Crescent, Arana Hills, Qld 4054

House For Sale

Wednesday, 29 November 2023



35 Cobbity Crescent, Arana Hills, Qld 4054

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 627 m2

Type: House



Brett Viertel
0419721231



Adrienne Graham
0413281325

For Sale

Welcome to your dream home in the heart of Arana Hills – where convenience meets comfort! This outstanding property offers an unparalleled combination of urban amenities and serene living. Here's why you'll fall in love with this home:

Prime Location Highlights

- Literary Oasis:** Immerse yourself in the world of books with the Arana Hills Library just two doors away in picturesque Narellan Park.
- Nature's Embrace:** Enjoy the great outdoors with large parks at both ends of the street, providing a peaceful retreat for relaxation and recreation.
- Educational Hub:** Benefit from the proximity to both primary and secondary schools, making mornings a breeze for families on the go.
- Refreshing Dip:** Cool off in the local pool, a perfect spot for relaxation and fun with family and friends.
- Retail Therapy:** Indulge in shopping delights with a convenient shopping center within walking distance, catering to all your daily needs.
- Professional Services at Your Doorstep:** Explore the convenience of having doctors, dentists, physios, legal, and professional offices all within easy walking distance.
- Pet-Friendly Community:** For animal lovers, vets are close at hand, ensuring the well-being of your furry companions.
- Green Oasis:** Surround yourself with ample green space, creating a tranquil environment for a peaceful and harmonious lifestyle.

Chic and Functional Living Spaces

- Open Plan Bliss:** Experience the freedom of open-plan living, providing a versatile canvas for your unique style.
- Sunlit Sanctuary:** Unwind in the casual and comfortable sunroom extension, a perfect retreat for relaxation and leisure.
- Entertainment Haven:** Host memorable gatherings on the rear covered entertaining deck, equipped with seating, storage, and a barbecue area.
- Spacious Outdoors:** Revel in a large landscaped yard with double gate entry, ideal for accommodating big toys, recreational equipment or whatever you could imagine.
- Privacy Meets Style:** Enjoy privacy with rear and side aluminum privacy screens, along with tinted windows on the western side for protection from the summer sun.
- Safety First:** Enhanced security with security screens on external windows and doors on the ground level.
- Seamless Connectivity:** Internal stairs from the 2-car garage provide easy access to the main house, ensuring convenience for daily living.
- Retreat and Relax:** Discover a parents/teenage retreat area downstairs, complete with a separate shower, toilet, and utility room.
- Entertainment Extravaganza:** Unwind in the large concrete entertainment area under the sunroom and top deck, perfect for socializing and creating lasting memories.
- Modern Comforts:** Enjoy the luxury of upgraded facilities, including a full kitchen, bathroom, and toilet in recent years, ensuring a modern and comfortable lifestyle.

Don't miss the opportunity to make this exceptional property yours! Contact us today to schedule a viewing and embark on a journey to your new home in Arana Hills.

Council Rates \$525/qtr
Water Rates \$455/qtr
Projected Weekly Rental - \$775