

**36 Hillenvale Avenue, Arana Hills, Qld 4054**

Solutions

**House For Sale**

Tuesday, 21 May 2024

36 Hillenvale Avenue, Arana Hills, Qld 4054

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Emily Magee  
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## Auction

Your family will love the space and tranquillity that this desirable home offers, from the moment you walk in the front door. Set high off the street, this home is a private retreat offering leafy views, and absolute quiet. This location is full of families, and the property offers an easy stroll to parks, playgrounds and the local dog park. From the moment you arrive, the property's elevation is evident, tiered sandstone blocks wrap the grassed front garden, with the driveway to the right leading to a double side by side garage & up to the formal front entrance. This entrance takes you upstairs to the main living and bedroom level of the home, with full ducted air-conditioning. You'll love the spacious living areas with high ceilings, large formal lounge and dining, and adjacent modern kitchen, all flowing out through sliding doors to a generously appointed full wrap-around timber deck overlooking a fantastic treed view. This is the perfect place for your morning coffee, enjoying the local birdlife, and enjoying a bbq / entertaining guests. The modern kitchen has been thoughtfully designed to suit a large family. There is extensive storage and bench space, a plumbed fridge space, 5 burner induction stove, oven and second oven/grill, dishwasher, filtered water tap and a server window to outside for ease of entertaining. Adjacent to the kitchen is the perfect built-in work from home or study/crafting space complete with lots of bench space and built-in cabinetry for additional storage. The hallway leads to four good sized bedrooms which are each appointed with built-in robes and fans, and capture breezes due to the elevation of the property. The main bathroom offers a separate bath and shower, with adjacent separate powder room. The main bedroom has a walk-in robe as well as built-in robes, plus an ensuite. A hallway storage cupboard adds additional storage to this level. The lower level houses the double remote accessed garage, laundry/powder room, additional storage under the stairs, and a huge multi-purpose room with its own access to the pathway taking you around to the front of the home. This room has split system air-conditioning and lots of natural light and could be a sizeable home office, home business space, further fitted to be its own separate rentable dwelling (separately accessed from the main home), or the biggest bedroom in the house. The block is terraced and offers a sizeable flat grassed space at the rear of the property, perfect for kids and pets to enjoy. Other features include: - 5.5kw Solar panel system including a 6kw inverter - Water tank - Ducted air-conditioning throughout upstairs, split-system downstairs - New fans - Fully security screened throughout - Extensive storage throughout - Electric hot water system - Front and rear garden areas with plenty of space for kids and pets - Fully fenced Arana Hills is located only 15kms from Brisbane's CBD and is a desirable family oriented suburb offering largely big homes on sizeable blocks of land, with great schools, child care, shops and public transport options all within close proximity. This property sits in the Grovely State School and Mitchelton State High School catchments and is just minutes from local shopping at Brookside Shopping Centre and Arana Hills Plaza. Westfield Chermside is also only a 15 minute drive away. If you are new to the Moreton Bay area, there are a wealth of nature walks and sporting reserves including James Drysdale Recreational Reserve just nearby, offering wonderful places to explore so close to home. All enquiries to Emily Magee 0410 140 105. Auction Date: June 5th at 11am Auction location: In rooms at Harcourts Solutions 142 Newmarket Road, Windsor