

**39 Arabilia Street, Holland Park, Qld 4121**



**Sold House**

Sunday, 13 August 2023

39 Arabilia Street, Holland Park, Qld 4121

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Ed Trendall

## Contact agent

1. This is a much newer and architecturally unique house than others in this price range; 2. The house provides more openness and natural light than anything built on a standard small lot; 3. Its main living and outdoor area has the specialty and wow factor of a \$2m+ home! It was built in 2016, but could have been designed in 2023 given how well it adapts to today's time-poor lifestyle. It was a one-off design for the advantages of the block and for putting back more time into the lives of its occupants. The house opens up to surrounding trees and gardens thanks to its unique block and neighbouring parkland. It means every space looks out to trees and gardens. Consider this a significant upgrade on the typical split-block modern build. This house sits broadside to back gardens, instead of another house, so there is no hemmed in feel. It has all the low-maintenance advantages of a small lot, with the isolated feel of a big block. The 2 main bedrooms (each with ensuite) are on separate levels, with the lower level option at one end of the house with a private balcony and study (or 5th bedroom), ideal for a bigger family or as a guest wing. An upstairs living area separates the 3rd and 4th bedrooms and 3rd bathroom from the other main bedrooms, providing another section within this large home. The house is filled with high-end fittings, such as zone-controlled ducted air, plumbed zip boiler, adjustable external deck blinds, krimsafe screens throughout (incl. bi-folds) and security system. The beautiful kitchen space is supplied with a 6-burner smeg oven and the impressive deck space is supplied with a state-of-art Electrolux BBQ with town gas. THE LOCAL INSIGHT: Walks to Whites Hill Reserve are a popular exercise routine for many locals. There are several smaller parks within walking distance, and one almost opposite the house! The local hub with numerous cafes, a pub and boutique suburban shopping including medical and dental practices, is just a short walk away, as are the convenient bus routes. INSPECTIONS BY APPOINTMENT If you want to know more about this property contact us on 07 3848 0202.