

# 4 Arbury Hill Close, Burleigh Heads, Qld 4220

## Sold House

Wednesday, 27 March 2024

4 Arbury Hill Close, Burleigh Heads, Qld 4220

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



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**\$1,100,000**

Welcome home to warmth and tranquillity, where a charming single level sanctuary is ready for you to embark on your next life chapter. Recently revitalized with fresh paint, new carpet and curtains, these complement the timeless interiors. Tasteful tones also enhance the modern kitchen, complete with stone benchtops and gas cooking, while the open plan living and dining room offers seamless access to the covered alfresco area. Whether entertaining guests or watching children and pets playing in the secure and level yard, this outdoor oasis will be a popular place to retreat. Comfort continues indoors in the lounge room, a delightful place to soak up the sunshine filtering in through the bay window. Four bedrooms and two bathrooms also feature, led by a lovely master suite with walk-in robe and an ensuite. Situated on a 607m<sup>2</sup> block, walk to nearby Wonga Park to enjoy the open green space, playground, fitness equipment, sports field and off-leash dog area. Marymount College, Caningeraba State School and St. Andrews Lutheran College await within a 4km - 6km radius, along with Treetops Plaza and Stockland Burleigh for all your shopping needs. Plus, make the most of being a mere 7km from Burleigh's beaches and cosmopolitan cuisine scene, or savour the natural beauty of Tallebudgera Creek, 7.5km from your front door. Whether you're a first home buyer, investor or downsizer, now is the time to capitalise on this fantastic property, location and lifestyle - arrange an inspection today. Property Specifications:

- Tranquil and tasteful single level sanctuary on a 607m<sup>2</sup> block
- Infinitely warm and welcoming, refreshed with new paint, carpet and curtains
- Modern kitchen with stone benchtops, gas cooktop, oven and pantry
- Open plan living and dining room with easy access to the alfresco area
- Lovely lounge room with bay window and study area
- Master bedroom with walk-in robe and ensuite
- Three additional bedrooms, two with built-in robes
- Covered alfresco entertaining patio
- Flat grassed area for children and pets to play
- Double lock up garage
- Ceiling fans and split system air-conditioning
- Electric hot water
- Garden shed
- 450m stroll to Wonga Park with fitness equipment and off-leash dog area
- 4km to Marymount College, 6km to Caningeraba State School, 7km to St. Andrews Lutheran College (approx.)
- 4km to Treetops Plaza and 5km to Stockland Burleigh Heads Shopping Centre (approx.)
- 7km to Burleigh's beaches and cosmopolitan cuisine scene, 7.5km to Tallebudgera Creek (approx.)

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.