

# 4 Arlington Way, Kensington Grove, Qld 4341



## Lifestyle For Sale

Thursday, 13 June 2024

4 Arlington Way, Kensington Grove, Qld 4341

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 4002 m2

Type: Lifestyle



Tammy Nieling

## Offers Over \$1,050,000

Situated on a 1 Acre block in The Fairways Estate, in a slightly elevated position with a beautiful outlook offering five bedrooms, 3 bathrooms, a sparkling inground saltwater pool and a shed. The beautifully appointed kitchen is an entertainer's dream. Boasting a breakfast bar with stone bench top and waterfall side, overhead pendant lighting, a spacious walk-in pantry, plumbing to the fridge space and modern stainless-steel appliances including a 900mm 5 burner gas cooktop / electric oven, rangehood and dishwasher. Builder: Stroud Homes Completed: 2015 Block Size: 4,002m<sup>2</sup>

**Internal Features**

- Five bedrooms with built-in wardrobes and ceiling fans
- Spacious main bedroom with ensuite and walk-in robe
- Bedroom 2 also features an ensuite
- Dedicated media room with double sliding doors
- Open living area with wood heater fireplace
- Dining area and family room that flows outdoors
- Outdoor alfresco area with tiled floor
- Activity area / lounge at the childrens bedroom end
- Internal Laundry with linen cupboard
- 9.5m x 6m triple remote garage space
- Ducted, zoned reverse-cycle air-conditioning
- High Ceilings
- Ceiling Insulation
- Tinted Windows

**External Features**

- Sparkling inground saltwater pool
- Solar Panel System
- Outdoor Lighting
- Fully fenced with landscaped gardens
- Colorbond shed
- Concrete driveway
- Concrete inground water tank
- Trickle-feed town water supply
- HSTP septic water treatment system
- NBN Connection

Access to the Warrego Highway is only 5 minutes away for easy travel to Brisbane, Ipswich, Amberley or Toowoomba. Hatton Vale State School, C & K Kindy, childcare centres, the IGA shopping centre and Fairways Park are all located within the estate and its approximately 12 minutes drive to Plainland Plaza with Woolworths, Bunnings Warehouse, ALDI, Sophia College, Faith Lutheran College and busy hub of Plainland. Call to arrange your inspection today!