

4 Yootha Avenue, Arana Hills, QLD, 4054

Sold House

Tuesday, 18 July 2023



4 Yootha Avenue, Arana Hills, QLD, 4054

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Robert Russell

HIGH SET FAMILY HOME ON 627m2

If convenience is what you are looking for then look no further! This high set family home is perched on an elevated 627sqm block with breezes and local views. Only moments away from parks and walking tracks. Its convenient quiet and tranquil location offers ideal family living being close to Arana Plaza, nearby schools, and public transport. The bonus of a bus stop being approximately 200 meters away makes all the difference.

- 3 bedrooms (2 with Built Ins)
- Timber floorboards throughout
- Ceiling fans
- Air conditioning to main bedroom and lounge room
- Generous size, light-filled kitchen
- Fully fenced flat backyard
- Main bathroom with separate shower and bath.
- 2 x Toilets
- Large Rumpus room
- Double Lockup Garage, with workshop space.
- Wrap around verandah
- Rear deck off kitchen area
- NBN
- 5kw Solar
- 15km to CBD
- Short drive to Arana Hills Plaza Shopping Centre
- Patricks Road State Primary & Ferny Grove High Catchment Areas

Location: (Approximate)

- 200m walk to bus stop
- 350m Walk to Brian Battersby Park
- 1.4 km George Willmore Park
- 1.6 km to Patricks Road State School
- 1.9 km to Ferny Grove Tavern
- 2 km Ferny Hills Swimming Pool
- 2.1 km to Ferny Grove train station
- 2.1 km Ferny Grove Central (Cinema, Woolworths and many specialty stores) under construction at present.
- 2.2 km to Kmart / Arana Plaza Shopping centre
- 2.4 km to Arana Leagues Club
- 2.5 km to Grovely Primary School
- 2.7 km to Ferny Grove State High School
- 2.8 km to Prince of Peace Lutheran College Senior Campus
- 2.9 km to Leslie Patrick Park
- 2.9 km to Grovely train station
- 3 km to Ferny Grove State School
- 5.0 km to Brookside Shopping Centre, Mitchelton
- 15 km to Brisbane CBD

Arana Hills is very conveniently located just 15km to Brisbane CBD with an abundance of parkland & easy access to Bunyaville State Forest. Arana Plaza is the major shopping centre for 'The Hills District' home to K-Mart, Coles & Aldi. You will also find a number of major banks, restaurants, take away stores and doctors within this shopping district & Arana

Leagues Club just across the Kedron Brook. Grovely Train station & bus stops are walking distance away. With a wide range of superior quality schools nearby Arana Hills is a great place to raise your family.

With the market on the move, you will need to act quickly to secure this wonderful opportunity. Once you see it, you will want to own it. Robert makes buying real estate easy and stress free, so call Robert today on 0432 444 333

Whilst all due diligence has been taken in the preparation / details of this document and description Remax Northern Realty Albany Creek can attach no guarantee to them and recommend intending purchasers conduct their own enquiries and seek their own independent advice. "Please note that virtual furniture has been used in the photos"