

**42 Cobbity Crescent, Arana Hills, Qld 4054**



**House For Sale**

Friday, 1 March 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Area: 625 m2**

**Type: House**



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## Offers \$950,000+

This appealingly spacious and wonderfully private residence is a stylish embodiment of seamless family entertaining, spread across two generous levels. Its prime location in a quiet, family-friendly neighborhood directly across from Narellan Park adds to its allure. The property's highlights include:

- North-to-rear Aspect:** The house is strategically positioned with a north-to-rear aspect, ensuring privacy and elevation that captures cool breezes.
- Contemporary Kitchen:** The kitchen boasts a modern design featuring a butcherblock counter and is equipped with a dishwasher for convenience.
- Light-Filled Living Areas:** The living spaces are bathed in natural light, creating a welcoming ambiance. Additionally, relaxing balconies offer a leafy outlook, providing a serene atmosphere.
- Bright and Spacious Bedrooms:** The bedrooms have new carpet and are both bright and spacious, with two of them featuring built-in robes for added convenience.
- Chic Bathrooms:** The residence includes chic bathrooms on both levels, with the main bathroom featuring a soaking tub for a touch of luxury.
- Polished Floorboards and Modern Amenities:** Polished floorboards add a touch of elegance to the interiors. The house is equipped with air conditioning, ceiling fans, and security screens for comfort and security.
- Energy-Efficient Features:** The property features 3.5kw solar panels paired with a 5kw inverter, showcasing a commitment to energy efficiency.
- Internal Stairs and Fireplace:** Internal stairs connect the two levels seamlessly. A fireplace adds warmth and a cozy atmosphere to the living spaces.
- Large Backyard:** The backyard provides a perfect setting for relaxation and outdoor activities, featuring a sparkling swimming pool and vast space for additional entertaining. Create a harmonious balance between nature and sustainability, with garden beds and a chicken coop creating the opportunity for fresh eggs and bountiful harvests right at your doorstep.
- Private Entertainers' Deck:** An entertainers' deck with a fully plumbed outdoor kitchen enhances the outdoor living experience, making it an ideal space for gatherings and socializing.
- Off Street Parking:** 2 Vehicles can be parked on driveway

The property's proximity to schools, transportation, and shops, combined with its desirable features, makes it an attractive and comfortable family home.