

44 Arrowsmith Crescent, Ormeau Hills, Qld 4208



House For Sale

Thursday, 13 June 2024

44 Arrowsmith Crescent, Ormeau Hills, Qld 4208

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 576 m2

Type: House



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Expression of interest

Introducing to you for the first time 44 Arrowsmith Crescent, Ormeau Hills. Offering all the bells and whistles including a private pool, side access for a caravan or boat, a fantastic double outdoor patio, and low-maintenance Astro turf in the backyard. Positioned at the back of the estate, this property provides a peaceful and convenient lifestyle, ensuring minimal traffic and a serene environment. The outlook across the road offers a natural escape right at your doorstep. Dive into relaxation with your very own pool, perfect for cooling off on hot summer days or enjoying a refreshing swim year-round. The property features convenient side access, ideal for securely storing your caravan or boat with a 4.2m wide clearance from the eaves. This space is perfect for those who love outdoor adventures and need ample room for their recreational vehicles. Entertain in style or unwind in the spacious outdoor patio area. This alfresco space is perfect for BBQs, family gatherings, or simply enjoying the beautiful Queensland weather. Embrace easy living with Astro turf out the back, ensuring your garden always looks pristine without the hassle of constant upkeep. Spend less time on chores and more time enjoying your home. The fully rendered front exudes contemporary charm and elegance, providing a timeless aesthetic that will impress guests and offer a comfortable living environment for years to come. This home is fitted with 6.5kw solar system, ducted air conditioning, a fire place and a security lock on the garage door with 2.45m high ceilings throughout. This property offers a peaceful, private retreat with modern conveniences and ample space for all your hobbies. Don't miss out on the opportunity to make 44 Arrowsmith Crescent your new home.

FEATURES

- Built by Coral Homes
- Master suite at the rear of the home with an extra bath and oversized shower with a walk in robe
- Two additional bedrooms with robes
- Separate bar or study space
- Main bathroom with deep bathtub
- Open plan living and additional media room
- A modern kitchen with a feature splash back, stone benchtops and a 900mm freestanding gas stove
- Plumbed fridge space
- High 2.45m ceilings
- Daikon ducted air-conditioning
- Natural fuel fire place
- Separate laundry
- Security lock on the double garage door
- 3.5m x 5m inground salt water pool with fountain & feature lighting
- Side access for boats or caravans with a 4.2m clearance from the eaves
- Huge rear entertaining space with approved Stratco structure & patio down blinds
- Low maintenance Astro turf in the rear
- Located at the rear of the estate
- Walking distance to Outlook Park
- Owner occupied
- Rental appraisal \$790-\$820

Conveniently located near schools, parks, and shopping centres, with easy access to the M1 for quick commutes to Brisbane and the Gold Coast, this property at 44 Arrowsmith Crescent is an investment in both luxury and lifestyle. The Ormeau Hills community offers family-friendly amenities, including parks, playgrounds, and recreational spaces. Contact us today to arrange a private inspection and experience the charm and convenience of this exceptional property first-hand. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White CFG will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.