

55 Flametree Circuit, Arundel, Qld 4214

Sold House

Friday, 1 September 2023



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Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 438 m2

Type: House



Jeannine Farrell

\$1,290,000

LANDMARK PROUDLY PRESENTS AN AMAZING PRESTIGE PROPERTY that's only 4 years young and presented in pristine condition, all ready for a lucky new family TO JUST MOVE IN & ENJOY! Nestled in a quiet enclave of quality homes in the central and convenient "Arundel Springs" estate this quality-built home presents in "AS NEW" condition. With this rising market of building expenses, making it absolutely outstanding value for money, that can't be missed! THINGS YOU'LL LOVE; The location offers easy access to the light-rail system for travel to all the attractions, shopping centres, cafes, restaurants and beaches plus Griffith University and the two hospitals. The M1 motorway is only minutes away for easy access to Brisbane and the Gold Coast airport. Enjoy stylish easy care living in your private and peaceful Hamptons design home set in a family friendly neighbourhood with only one adjoining property and surrounded by open space to enjoy the tranquil walkways and cycling tracks amongst the kangaroos and koalas in the Coombabah conservation area at the rear. You'll love living with nature in this free flowing floorplan designed for indoor/outdoor living with loads of natural light and high ceilings throughout - perfect for entertaining family and friends year round.

FEATURES OF THE HOME; * Stunning designer chef's kitchen with an abundance of storage and bench space and plumbed for ice maker fridge * Beautiful stone bench-tops with waterfall edges, mirrored splashbacks to give even more feeling of space, custom-built cabinetry, top quality Bosch appliances, induction cook-top. * White solid timber plantation shutters throughout * The continuous gas hot water system ensures hot water for all the family * The covered outdoor entertaining area features a large hardwood timber deck surrounding the inviting pool, and all with an elevated outlook to the nature reserve behind, just the perfect place to relax, enjoy the views and your new found relaxed lifestyle while entertaining family * Separate media room or a perfect home-office is located adjacent to the front door * A modern tiled powder-room services all the downstairs areas * The large, modern laundry is conveniently located and opens to an outdoor drying area * Upstairs you'll discover another large lounge area to enjoy * The spacious Master retreat looks onto the nature reserve behind and offers a large walk-through robe to a stylish ensuite with double vanity * Four additional generous double bedrooms with mirrored robes * Large modern tiled family bathroom to cater for the extra bedrooms * Over-sized garage finished with epoxy flooring and access door to rear yard * Plus plenty of extra off-street parking for extra cars, caravan or trailer * Delightful, easy-care level lawns and cottage style landscaped gardens surround the home and beautiful pool * Separately zoned, ducted air-conditioning throughout via a quality 14kw Daikin system which can be operated via your phone * 28 solar panels, large system for very low bill * All new LED cool white lighting and designer pendant lights with dimmers * Top quality, double glazed and fire rated windows * Lots of concrete paths and extra parking spaces * New security doors and flyscreens fitted * Quality fixtures and fittings throughout including tap-wear and fans, * Ornate cornices, new paintwork and high ceilings for light filled rooms.

Arundel Springs estate, beside the idyllic Coombabah Lakelands Conservation Area, is a contemporary master planned suburb. It features parkland homesites that seamlessly integrate the best of modern living with the boundless beauty of a natural backyard, by linking to the Conservation Area via pathways. Arundel Springs is an ideal recreational location with its own interactive park spaces, walking tracks and bike paths, nestled on the fringe of this protected nature reserve. This boutique address, with one single point of entry, offers home-owners one of the most recent premium land opportunities of its kind on the Gold Coast. With so many interactive spaces to enjoy, your backyard just got a whole lot bigger, with no extra work for you!! To make this special piece of paradise your own, don't delay, call Jeannine - your award winning Arundel Specialist. She will be delighted to show you!