

**6 Putter Place, Arundel, Qld 4214**



**House For Sale**

Friday, 19 April 2024

6 Putter Place, Arundel, Qld 4214

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 695 m2**

**Type: House**



John Heng

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## Auction

AUCTION ONSITE: SATURDAY, 11 MAY 2024 AT 4:30PM John Heng and his team at Ray White Robertson are excited to share with you this beautiful family home nestled in an enviable pocket. With well established, lush tropical gardens and perfectly manicured lawns this home boasts street appeal many aspire to attain. Set in a quiet cul-de-sac amongst a leafy established suburb, you will feel your stresses melt away as you come home to your single level, brick home. An astute buyer will be seduced by the generous size of this family home, the warm and welcoming natural light throughout, the adaptable neutral colour palette and air-conditioning making this home move in ready. The kitchen, family and meals room are open plan and bring the outdoors in with sliding doors to the alfresco undercover area. A serene formal lounge is segregated providing you with the comfort you desire and the peace and privacy you deserve. Your modern, sizeable kitchen features an extra-long counter with breakfast bar, dishwasher, electric cooking appliances and ample cupboard storage and bench space for meal preparation. The king-size master bedroom features a built-in wardrobe, reverse-cycle air conditioning and ceiling fan for year-round comfort and the modern oversized ensuite features a twin vanity facilitating ease of sharing this space. The additional four bedrooms are all generously sized and are very comfortable with key appointments including built-in wardrobes and ceiling fans. Impressively, the landscaped gardens that offer such street appeal in the front are continued into the backyard. Off the outdoor entertaining area, there is plenty of room for when gatherings turn into a game of backyard cricket and being fully fenced is ideal for children and pets. There is also a sizeable shed for your storage needs. The spacious double garage provides internal access to the home and an opportunity for additional storage. A perfect home for young and growing families, retirees and keen investors, this property's key features include:

- Large lowset brick home set on a level 695m<sup>2</sup> block, nestled in a quiet, neighbourly cul-de-sac
- 5 large bedrooms (master with ensuite)
- Reverse-cycle air-conditioning & ceiling fans
- Modern floor plan promoting multiple living areas
- Modern kitchen
- NEWLY repainted interior
- NEWLY painted roof
- NEW flooring
- Generously sized outdoor undercover entertaining area overlooking the landscaped yard
- Fully fenced backyard with shed
- Security & insect screens
- Healthy rental returns

Arundel is a family favourite suburb promoting an unsurpassable location with established conveniences and connectivity in spades. Adding to the desire, there are ample parklands to explore, and with a short drive you are at the beach and in the heart of Surfers Paradise, making your weekends leisure filled. Local shopping destinations include Harbour Town - just 7-minutes away, Australia Fair, and Westfield Helensvale. Instilling a love of learning, you are in catchment for Arundel State School & Coombabah State High School and only 7-minutes-drive from Griffith University Gold Coast Campus & Griffith University Hospital precinct. Commuting is easy with direct access to the M1 motorway and Gold Coast arterial motorways. Sure to attract much interest, this property won't be around for long! Come and take a look and fall in love with this family friendly home! Contact John Heng 0430 800 208 for further information. Disclaimer: Due to QLD legislation which prohibits a seller or agent from providing a price guide for auction properties, a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.