

**8 Bristol Place, Arundel, Qld 4214**



**Sold House**

Friday, 8 March 2024

8 Bristol Place, Arundel, Qld 4214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 781 m2**

**Type: House**



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**\$1,498,000**

This beautiful home is situated in a peaceful cul-de-sac location, offering privacy and serene views of a nature reserve. The property has been renovated to a high standard throughout and boasts many features, including:

- 3 spacious bedrooms, with the primary bedroom having a walk-in robe and 2 other rooms with built-in wardrobes
- Study room
- Ensuite with dual vanities and shower heads. The main bathroom features a freestanding tub with dual vanities.
- Lounge room with library-style shelving
- Open plan family room and dining area that leads to an entertainment area
- Spacious family kitchen with stone and granite benchtops, stainless steel appliances, and soft-close cabinetry
- High 9ft ceilings
- Stunning timber floors throughout the home
- Air conditioning, ceiling fans, and plantation window shutters
- Security house alarm system, external sensor lights and security screens
- 6.2kW solar electricity
- Remote double lock up garage
- Extra off-street parking suitable for vehicles, boats, trailers, caravans etc.
- Large storage space under the home
- Private undercover entertainment area, fully enclosed with a ceiling fan
- Fenced inground swimming with shade sail and extensive use of sandstone pavers surrounds
- 781m<sup>2</sup> block with a rear grassed yard and established low-maintenance gardens
- No rear neighbour
- Positioned in a quiet cul-de-sac with an elevated position
- Conveniently situated within 500m walking distance of AB Paterson College
- Short distance to Griffith University & Gold Coast University Hospital
- Nearby local amenities, including shops, private & public schools, and public transport
- Short drive to Helensvale light rail & train station
- Quick access to M1 & Broadwater

Look no further if you're looking for a home with top-notch quality and features. We highly recommend inspecting this property to see for yourself what it has to offer. Take advantage of the opportunity to make this your dream home. **\*Important\*** In preparing this information, we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability with respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.