

8 Hughes Court, Aratula, Qld 4309



Sold House

Monday, 30 October 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 4000 m2

Type: House



Garry O'Brien
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Contact agent

Garry O'Brien & Farr Realty exclusively presents this very spacious modern brick and tiled Hallmark home located on one flat acre of useable land in the heart of Aratula. Perfect for the growing family or working from home tradie, this 222.86m² residence offers an attached double garage with remote access, 4 spacious bedrooms all with built-ins, the main with a walk-in robe and ensuite, separate study or fifth bedroom, ceiling fans throughout plus air conditioning. Designed for entertaining, there are two large open plan living zones and a formal lounge dining area. The modern, well-appointed kitchen has a dishwasher, large pantry, generous bench space and overlooks the undercover outdoor entertaining area. Having created an almost cost neutral property, the home is supported by a 24 panel, 5.8kW solar system plus three large and two smaller rainwater tanks. Separate to the main residence is a large 15m x 7m 4 bay insulated shed, complete with concrete floor, power, perfect for your home workshop and storage of those "boys' toys". This low maintenance flat acreage has plenty of space for future caravan, boat accommodation, its own dam at the rear and well laid out gardens. This superbly presented property is located in the heart of Aratula within walking distance of the local hotel, bakery, cafe, service stations and a short drive to the recently upgraded primary school and expansive new community sports complex. There are current development approvals in place for a new IGA shopping centre. This rapidly growing country town is only 16km away from Boonah that has a selection of various food, retail, butcher shops, IGA, local medical centres and hospital, both public and private schools and childcare facilities. There is a bus pickup service for those students living in Aratula to attend the high schools. Aratula is the gateway to the Great Dividing Range and Darling Downs. Located a short distance away from the town centre is the famous Lake Moogerah, the Main Range National Park, Spicers Peak, all with an array of mountain bush tracks. 30km south of Boonah is the well-known Lake Maroon providing numerous water sports and camping grounds. Homes of this quality and presentation are rarely available in this highly sort after area of the Scenic Rim. The vendors of this fantastic property are extremely motivated to negotiate a sale. Viewing is by appointment only. For your opportunity to inspect, please contact Garry O'Brien. 0402 944 247. Disclaimer: Whilst all care and attention has been taken to ensure that the information contained in the above advertisement is true and correct at the time of publication, Platinum Properties gives no warranty or assurance and makes no representation as to the accuracy or reliability of the information contained. It is advised that any prospective purchaser make their own enquiries and/or inspection prior to purchase.