

11 Arilpa Crescent, Ferny Hills, Qld 4055

House For Sale

Wednesday, 19 June 2024

11 Arilpa Crescent, Ferny Hills, Qld 4055

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 607 m2

Type: House



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For Sale

Welcoming and desirable with its leafy location and elevated outlook, this home offers quintessential family living with contemporary upgrades for the style you covet. Positioned in a quiet street, you'll love the proximity to cafés, shopping and transport as well as a favoured position in the Patricks Road State School catchment. Features Include:- 607m² block- Contemporary upgrades throughout versatile interior- Open-plan, air-conditioned living and dining on polished timber floors- Sunroom/added living space/children's play area- Upgraded kitchen with exceptional storage, new stainless appliances and timber bench- Covered alfresco deck with elevated outlook- Fenced backyard with open-air patio- Three air-conditioned bedrooms- Upgraded bathroom with separate bath and shower- Double garage with storage/water tank/garden sheds/solar hot water/solar electricity Beautifully updated to provide immediate comfort, a large open-plan living offers a sophisticated welcome; exceptional natural light amplifying the feeling of space and embracing the elevated outlook. Polished timber floors and reverse cycle air-conditioning stretch throughout the zone with an enticing adjacent sunroom providing extended living options or provision for a study, children's play area or sitting room. Classically styled for timeless appeal, the updated kitchen provides everything modern life demands; plentiful storage in refined joinery, matte-black fixtures, stainless appliances and subway tiling all included. Sitting directly adjacent to the kitchen, a covered entertaining area beckons you outdoors where you'll no doubt enjoy hosting, relaxing and dining in the all-weather zone; elevated and enjoying a horizon outlook with city and mountain glimpses. There is direct access to the backyard where there is plenty of space for children and pets in the fenced surrounds, as well as a second, paved open-air patio to enjoy. Three upstairs bedrooms all enjoy air-conditioned comfort and enticing natural light with easy access to the family bathroom; immaculately presented with a fresh tiled aesthetic and separate bath and shower. A large double garage provides the added bonus of built-in storage with additional features including two shed, water tank with pump, solar hot water and a 5kw solar electricity system. The appeal is only enhanced by a location that delivers everything you need whilst maintaining the tranquility you desire! Well-serviced by all amenities you have Patricks Road State School and Ferny Hills State School just moments away, as well as café, bakery, local shops and Ferny Hills Aquatic Centre. The bus stop is just a short walk away whilst the nearby Ferny Hills train ensures the commuting is as effortless as possible. Location Snapshot:- 240m bus stop- 450m bakery/café/local shops- 650m Patricks Rd State School- 750m Ferny Grove train station Location Information: A leafy haven for families, Ferny Hills is located only 12kms from the Brisbane CBD and is abundant in parks and bikeways which meander throughout the suburb. With convenient close proximity to numerous excellent schools and childcare centres it is well serviced by public facilities, shopping centres, sports and recreation clubs and public transport