

13 Calcetto Place, Arundel, Qld 4214

House For Sale

Thursday, 16 May 2024

13 Calcetto Place, Arundel, Qld 4214

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 619 m2

Type: House



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Auction

The Aaron Smith Team is proud to present to the market 13 Calcetto Place, Arundel. Nestled within the serene enclave of Arundel Hills Estate, this exceptional family abode occupies a prime position at the end of a tranquil cul-de-sac. Boasting an array of impressive features, this residence is ideally situated within walking distance to the esteemed A.B. Patterson College, as well as convenient shops and transport links. This generously proportioned property showcases four spacious double bedrooms alongside a sizable study or optional fifth bedroom. The master suite, complete with a king-size layout, air conditioning, ensuite, and walk-in robe, offering a luxurious retreat. With two bathrooms including a spa bath in the master and a convenient powder room downstairs, comfort is paramount. The home's expansive layout encompasses four separate living areas, ensuring ample space for large families to relax and entertain. Downstairs, a formal lounge, formal dining, and a separate family/media room provide versatile options for everyday living. Upstairs, an additional open living area or rumpus space offers further flexibility. With its versatile layout and ample space, this property offers endless opportunities for customization and improvement, allowing you to transform it into your perfect dream home.

Features At a Glimpse:

- * Walking distance to A.B. Paterson College
- * King size master suit with WIR and ensuite
- * Heated Swimming pool with cover
- * 4 separate living areas for dining and entertaining
- * 4 Bedrooms with option 5th/study, plus 4.5 x 3.9 Media room
- * 619m² block size
- * Astro turfed rear yard
- * Multiple split system air conditioning units

The heart of the home lies in the large gourmet kitchen, complete with stainless steel appliances, including an induction cooktop, ensuring culinary delight. A security alarm system provides peace of mind. Outside, an oasis awaits with a large, heated swimming pool, fully fenced courtyard, meticulously manicured gardens, and a 3000L rainwater tank with pump. Additional features such as a double auto garage, solar heating for water and household power, synthetic turf, garden shed, and a new pool pump, enhance the property's appeal. Situated in the prestigious Arundel Hills, residents enjoy unparalleled convenience with walking distance to A.B. Paterson College, transportation options, shopping destinations, schools, hospitals, and major transport routes, promising a lifestyle of utmost convenience and luxury. The neighbourhoods of Arundel and Parkwood roll out across the low hills west of Southport and have wonderful golf courses in their midst. The Coombabah Lake Conservation Park and the Ivan Gibbs Wetlands Reserve provide a soft, natural border to the north-west while the main thoroughfares of Smith Street and Olsen Ave intersect to the south and east. This property is being sold by auction or without a price and therefore a price guide cannot be provided. This website may have filtered the property into a price bracket for website functionality purposes.

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