

33 Mitchell Street, Arana Hills, Qld 4054



House For Sale

Wednesday, 10 July 2024

33 Mitchell Street, Arana Hills, Qld 4054

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1249 m2

Type: House



Scott Rumble
0403946446

Auction

Brimming with potential and immaculately presented, this blank canvas property offers a smart opportunity to purchase a refurbished starter home or investment on a large parcel of land, within 12 km of the CBD! Positioned in a superb enclave of quiet, family-friendly Arana Hills, commanding an elevated position with cool breezes and sweeping vistas, the options are numerous to extend further, rebuild or capitalise on the fabulous location. The hero of this property is undoubtedly the elevated 1249sqm block with city glimpses! Move-in ready, the timber and brick residence is painted in a neutral palette, offering three generously proportioned bedrooms and a functional, bright layout with richly-hued hardwood timber floors. Such value - yet only minutes to transport, Arana Hills Plaza, quality school and childcare options, hiking and riding trails and local favourite... Arana Hills Leagues Club. Special features of this property include: - 3 large, light and bright bedrooms, each with ceiling fans, window blinds and built-in wardrobes - Fabulously proportioned undercover entertaining area at the rear, is approximately 3.5 x 8m, and offers the perfect space for alfresco dining, BBQs and entertaining family and friends year-round - Airy and spacious, open-plan living and dining with split system air conditioner, ceiling fans and ambient downlighting, leading from a separate entry foyer - Spacious, contemporary and well-appointed kitchen adjacent to the living/dining area is the hub of the home, offering ample storage and plenty of bench space - Functional central bathroom with shower over bath and large timber vanity - Toilet is conveniently separate from the main bathroom and is also easily accessible from the undercover entertaining area - Roomy laundry/mudroom boasts built-in cupboards and enjoys direct access to the backyard area - Huge, as yet undeveloped backyard is fully fenced so the kids and fur babies can roam free and play securely - Lock up double garage and recently added extra-large carport ensures all vehicles and toys are undercover - Expansive 5.8 x 6.7m approx. undercroft storage/tinkering space - Solar panning, fire pit area, garden shed - 1249sqm block - Currently tenanted until mid January 2025 - Current weekly rental income of \$650 - Rates are approximately \$597 per quarter Arana Hills is a leafy, neighbourly, original suburb of north-west Brisbane that is nestled between the city, only 12 km away, and the Hills. It is enjoying a new generation of families and commuters who value a private, quiet lifestyle, embodying a community spirit, quality local amenities, and where abundant recreational facilities such as the Bunyaville Conservation Park and trails, William Scott Park and Arana Hills Dog Park, as well as Samford Valley are all at its doorstep! Brookside Shopping Centre is a seven-minute drive, while Aldi, Coles and Kmart at Arana Hills Plaza are only a quick local trip. Commuting is a breeze with the option of Bus Stop 397 at Yanderra Avenue, 90m from the front door, and Ferny Grove Station with Park and Ride facility, five minutes away. Kids Club Childcare Centre and Seedling Early Learning Centres represent two of the reputable, local childcare options on offer, and well-regarded catchment schools of Grovely State School and Mitchelton State High School provide quality, local education options, with the Pine Community School, Prince of Peace Lutheran College and Mt Maria College all close by. With a position of convenience close to all local amenities, and a great opportunity to secure a home and add value in Arana Hills, we encourage you to act promptly to avoid disappointment! Scott and his team welcome your enquiries.