

# 8 Araluen Place, Carindale, Qld 4152

## House For Sale

Saturday, 29 June 2024

8 Araluen Place, Carindale, Qld 4152

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 360 m2

Type: House



Anna Dunne  
0731076999



Jordan Peacock  
0731076999

## For Sale

Perfect for families, entertainers and those seeking a Carindale address, this dual-level property boasts a large rear yard and light-filled interiors. Backing onto beautiful greenspace and just metres from Carindale Recreation Reserve's playgrounds, this sensational residence presents an exciting opportunity. Classic in its design, the home makes a superb first impression with its solid brick facade and landscaped front gardens. Inside, elegant tiled floors are complemented by a versatile neutral colour palette. Flowing from the property's welcoming entry and central foyer, a spacious open-plan living and dining area adjoins a fantastic kitchen. Expect stainless-steel appliances, a tiled splashback and ample cupboard storage. Seamlessly connecting the indoors and outdoors, large glass sliding doors open out to a covered patio that you will love sharing with guests. Extending from here, a fully-fenced grassed rear yard looks out to a verdant canopy. Also on this level, a dedicated study is ideal for those who work or study from home. Upstairs, an ensuited master bedroom features a private balcony and a walk-in robe. Three additional bedrooms have built-in robes, while a well-appointed main bathroom encompasses a separate bath, shower and toilet. Complete with a secure dual garage and a ground-level powder room, the residence includes security screens, air-conditioning, ceiling fans, carpeted bedroom floors and an internal laundry linked to the outdoors. Close to Westfield Carindale and Whites Hill Reserve's sporting facilities, this outstanding home is a stone's throw from a plethora of shops and dining options. The Pacific Golf Club, the city-bound Gateway Motorway, Camp Hill Marketplace and the fashionable Martha Street café precinct are nearby. Falling within the Belmont State School and Whites Hill State College catchment areas, this excellent property is also a short distance from Citipointe Christian College, Brisbane Adventist College and Seton College. Do not delay – call to arrange an inspection today. Disclaimer This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.