

9 Hillenvale Avenue, Arana Hills, QLD, 4054

House For Sale

Thursday, 26 September 2024

9 Hillenvale Avenue, Arana Hills, QLD, 4054

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Bradley Butten
0412672750

Exclusive position - Lowset home in prime location!

A very special family home in the sought-after Arlington Estate, this well presented 4-bedroom, 2-bathroom brick and tile home on 786sqm catches all the breezes. The elevated position of this lot grants excellent views of the horizon without losing any of the privacy it offers. The brick and tile construction makes for a highly sought after, low maintenance home.

The layout is splendid, big open plan living with a large outdoor under-cover entertainment area also directly accessible and visible from the living spaces. The kitchen, dining and living areas are flooded with light; the whole house benefits from this style of floorplan and the kids or grandkids will love it with loads of grassy space to play.

There is internal access from the generous double garage and dedicated laundry zone. The back yard is fully fenced, level with mature screening foliage and boulder retaining walls providing permanent strength against the elements. The front entrance is secure with high roofed portico plus there is room for the caravan or boat and a well-sized garden shed sits on the side.

- 2 Low set brick and tile on 786sqm with views over the suburb
- 2 Main bedroom with ensuite, walk in and air conditioning
- 2 3 other bedrooms with built-ins
- 2 Modern open plan kitchen with loads of storage
- 2 Open dining/living flowing out to the entertaining area
- 2 Family bathroom with separate toilet
- 2 Massive covered entertaining area
- 2 Security screens throughout + generous laundry
- 2 Fully fenced level back yard + side access and garden shed
- 2 Generous frontage with room for the Caravan/boat
- 1.5KW solar system + 2x slim line water tanks
- 2 Double lock up garage with auto doors.

Located in the desirable Arlington Estate surrounded by quality homes and featuring underground power and community amenities. This is a very safe and secure area perfect for raising a family or having the extended family visit. Only a short walk to Arlington Park, William Scott Park and the mountain bike tracks and walking paths on the Jinker track and Bunyaville State Forest.