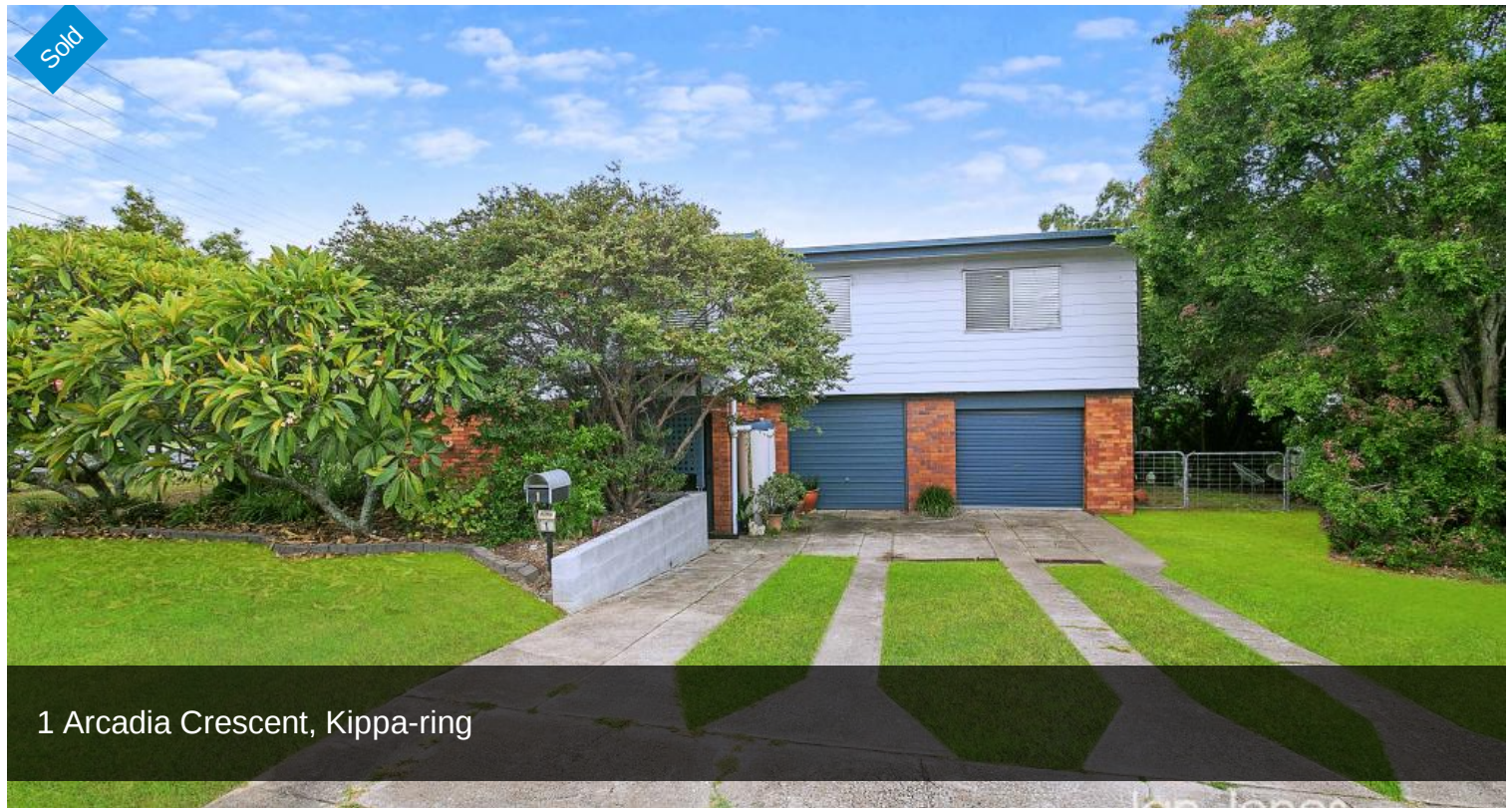


Sold



1 Arcadia Crescent, Kippa-ring



## Spacious, Conveniently Located, Neat and Tidy and Ready to Go!

1 Arcadia Crescent is a home that oozes warmth and charm. The home has had many modern updates and boast spacious living areas on both levels of the home. The property is conveniently located close to major shopping centres, public transport, sporting clubs, schools, parks, and even the waterfront. The home has been well maintained and is much larger than it looks. The upstairs is modern and spacious with 4 roomy bedrooms and a lovely big kitchen. Downstairs offers a range of options, great for the home business, extended family, hobby space or even older children. The back deck is a perfect spot to capture the sea breezes and side yard is excellent space to relax, entertain or even add a shed.

The home is move is ready but also oozes potential for the future. This is a home you can grow into and enjoy for decades.

4 bedrooms 1 bathroom 1 car space

597 m<sup>2</sup>

**Price** SOLD for  
\$760,000

**Property Type** Residential

**Property ID** 2143

**Land Area** 597 m<sup>2</sup>

### Agent Details

Rachele Jones - 0432 834 733

### Office Details

Clontarf  
48 Hornibrook Esplanade  
Clontarf QLD 4019 Australia  
07 2202 6727

This home boasts:

07 5205 0757



Upstairs:

- Light and bright with high ceilings
- Large, air-conditioned lounge with timber floorboards, ceiling fan and a great study space.
- Light and bright modern kitchen with great storage and practical bench space. There is a double basin sink, dishwasher, rangehood, 5 burner gas cooktop, electric wall oven, and a double door fridge cavity.
- The dining room adjoins the kitchen and leads to the North facing rear deck.
- 4 good sized bedrooms all with timber floorboards and ceiling fans, 2 of the bedrooms built in robes.
- Fully tiled family bathroom with a large walk-in shower with rainwater shower head and extra wide vanity unit with great storage. The toilet is separate.

Downstairs:

- Polished timber internal stairs link the 2 levels of the home.
- The space downstairs is currently being utilised for a home-based business and boast a large air conditioner. The space is large and flexible. Build in extras rooms, create a dual living haven, gym, home workshop, media room, home office or a teenage retreat. There are ample options and plenty of space.
- Laundry with tub and direct access to the outdoors
- Separate toilet
- Single car lockup garage with remote control entry and internal access into the home.

Extras:

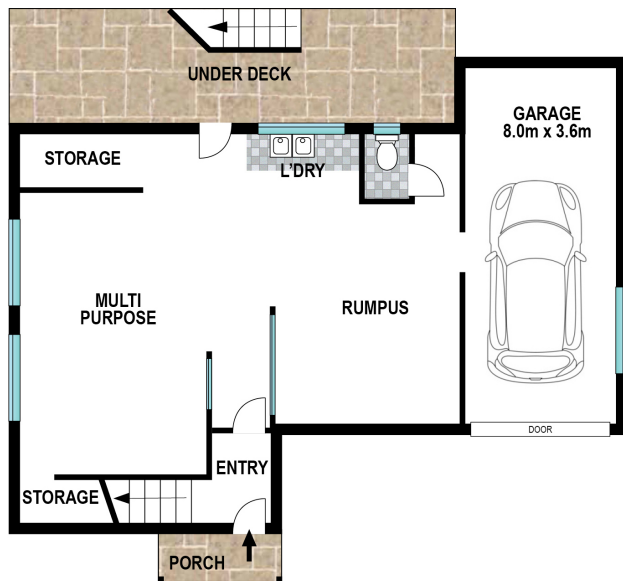
- North facing rear deck with drop down blinds and stairs to the backyard.
- Lock up garden shed.
- Security screens on the windows and doors

- Whole house water filtration system for added peace of mind.
- Solar power
- Gas hot water
- Side access with room for a shed, pool and the kids and pets to play.
- Fenced, landscaped and elevated 597sqm block.

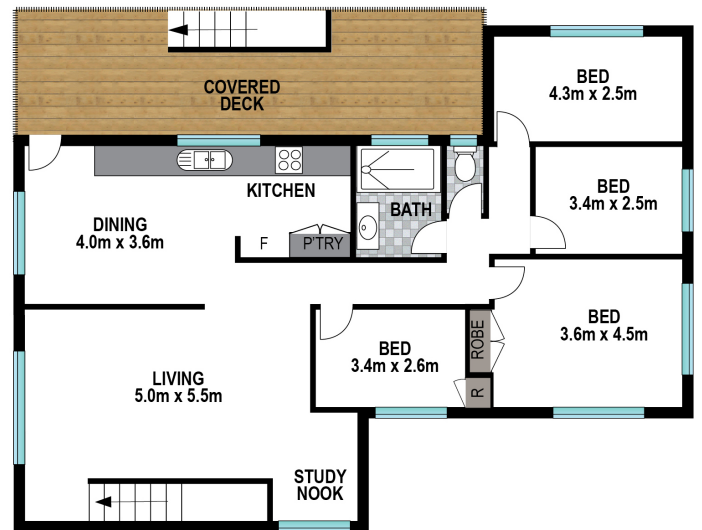
The current owner has enjoyed living here for the past 23 years but the time has now come to be closer to family. This is an excellent opportunity to capture and great family home close to everything.

*Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty of representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.*

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*



LOWER LEVEL



UPPER LEVEL



Scale in meters. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



# 1 Arcadia Cres, Kippa-Ring