



7 Bringelly Street, ARANA HILLS QLD 4054

House: 3 beds 2 baths 2 park



## SOLD by BEN VENNER

SOLD

This well-presented property sits on a sprawling 782sqm block this home has been carefully designed to accommodate for each and every member of the family over two, roomy levels.

Entering through the lush, well developed front garden you are greeted by the spacious, open plan living and dining area. With beautiful, polished timber floors and warm, neutral tones this is certainly the heart of the home. A charming breakfast bar connects the living room to the contemporary kitchen. It is not hard to envision everyone gathered in this space of a late afternoon, a cool drink in hand while the smells of dinner beginning to waft through.

The home features three generously sized bedrooms all with ceiling fans and options for ample storage. The Main Bedroom is impressive in size and offers an excellent opportunity to potentially add an ensuite, walk-in-wardrobe or both! With dual access to the deck this room is the ultimate parent's retreat, the perfect place to put your feet up and relax after a long day. The main bathroom is decently sized and offers a separate toilet, perfect for busy families.

From the kitchen extends a large back deck making it ideal for entertaining. With easy access to the kitchen and an outlook onto the lavish back garden it is easy to imagine having a BBQ with friends as you look out onto the surrounding leafy treetops, perhaps while the kids play on the grass.

The downstairs level of this home is certainly where the fun happens. With an enormous rumpus/bedroom and additional bathroom this space would make the perfect teenagers retreat or a big play room for the little ones. With abundant storage space for the kid's bikes and Dad's tools, as well as a spacious laundry, garage and utility room that could potentially be converted to an additional bedroom or study, this home offers something



Ben Venner

E:

[benvenner@placenewmarket.com.au](mailto:benvenner@placenewmarket.com.au)

M: 0488 770 411

### Features

- Air Conditioning
- Built-In Wardrobes
- Close to Schools
- Close to Shops
- Close to Transport
- Garden



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for everyone.

Situated in the popular suburb of Arana Hills this home is close to beautiful parks, walking tracks and bike paths. At only 10km to the CBD as well as having access to major highways and key public transport hubs all within close range getting around is easy.

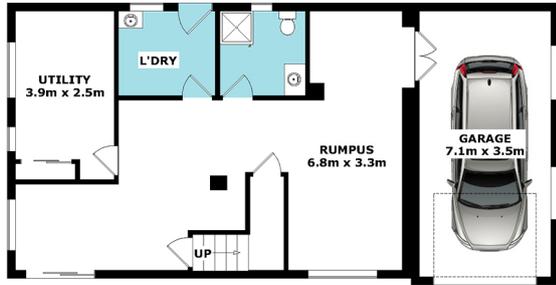
7 Bringelly Street is an impressively sized property situated in a secure block in a tidy street in the popular, vibrant suburb of Arana Hills. This fantastic home is perfect for young and matured families alike.

\*\*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\*\*



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GROUND FLOOR



FIRST FLOOR

APPROX GROSS INTERNAL AREA 205 sqm

APPROX GROSS TOTAL AREA 249 sqm

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only.



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Property No. 9533322