



12 Reginald Avenue, ARANA HILLS QLD 4054

House: 4 beds 2 baths 2 park



SOLD by KAREN MCBRYDE

SOLD

This elevated, four bedroom, brick and tile home is perfect for the growing family, in a high growth sought after suburb.

Offering spacious open plan living, dining and kitchen all with a view across the large backyard from the expansive sliding glass doors from all rooms, you will always be able to keep watch on the little ones or socialise with indoor/outdoor entertaining.

Fitted with Bosch appliances, the very large and functional kitchen will satisfy the busiest of cooks.

Key features of the home include:

- Master bedroom with ensuite & walk in robe with access to the patio
- Three additional bedrooms all with built in robes
- Master bathroom with shower over bath
- Fans to all rooms of the home
- Split system reverse cycle air conditioning to the living room and master
- Networked LAN to all bedrooms & lounge
- Back to base security system
- Security screens and deadlocks throughout
- Internal access to large spacious double garage with workshop to rear

The land features include:

- 745m² of fully fenced child friendly grounds
- Side access possible with large side yard, perfect for boat, trailer or camper
- Programmable front and rear irrigation system
- Mature landscaped gardens

Positioned in a quiet, family friendly street, 12 Reginald Avenue will attract buyers looking for a low maintenance and practical home with so many



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Features

- Close to Schools
- Close to Shops
- Close to Transport



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features not offered in similar homes.

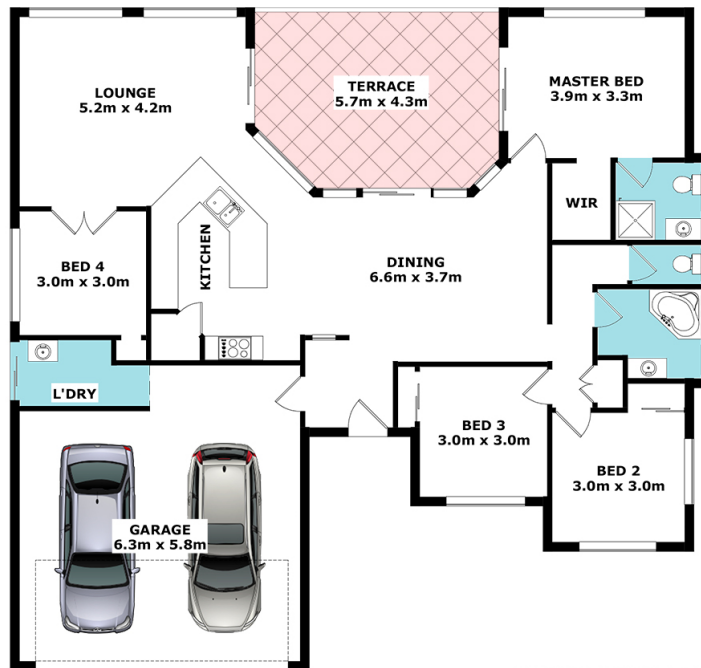
Just 15 minutes to Samford Village, 25 minutes commute to the CBD and within 500 metres of local grocery store, cafe and specialty shops, the location is extremely convenient to essential services as well as having easy access to local sporting grounds, primary & high schools, day care and public transport including both buses and rail.

****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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APPROX GROSS INTERNAL AREA 167 sqm

APPROX GROSS TOTAL AREA 191 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. 10851314