



Guaranteed to tick ALL of your family's boxes!



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7 Arabian Drive, Woodcroft

Sold

Fresh to the market & sure to sell quickly, is this instantly impressive home that offers absolutely everything for a large family or for those who love to entertain. This super special home has been custom built for AV Jennings's building supervisor at the time & the extra space, quality & style shows!

Located in the heart of the prestigious Mount Hurtle Estate & situated on a beautifully landscaped & increasingly rare, over quarter acre allotment, this big (290m² approx) family home offers true resort style living or a holiday at home feel.

Inside, you will find 4 generous bedrooms (all with built in/walk in robes) + a study/office/ or optional 5th bedroom. The main bedroom enjoys a recently updated & fully tiled ensuite, complete with full size bath. The remaining bedrooms are well separated from the main & two can fit queen size beds.

The elegant, formal lounge & adjacent dining room are both very spacious in size with the lounge featuring high cathedral ceilings. The solid timber gas kitchen comes equipped with stainless steel appliances & dishwasher, plenty of cupboards & easily overlooks the casual meals & family areas. The family room is a fantastic size, offers great wall space for home entertainment systems & opens easily to the vast outdoor areas.

Property ID: L553813

Property Type: House

Garages: 4

Land Area: 1065.0 sqm

Jennifer Drabic

0412 479 421

jennifer.drabic@mu.rh.com.au

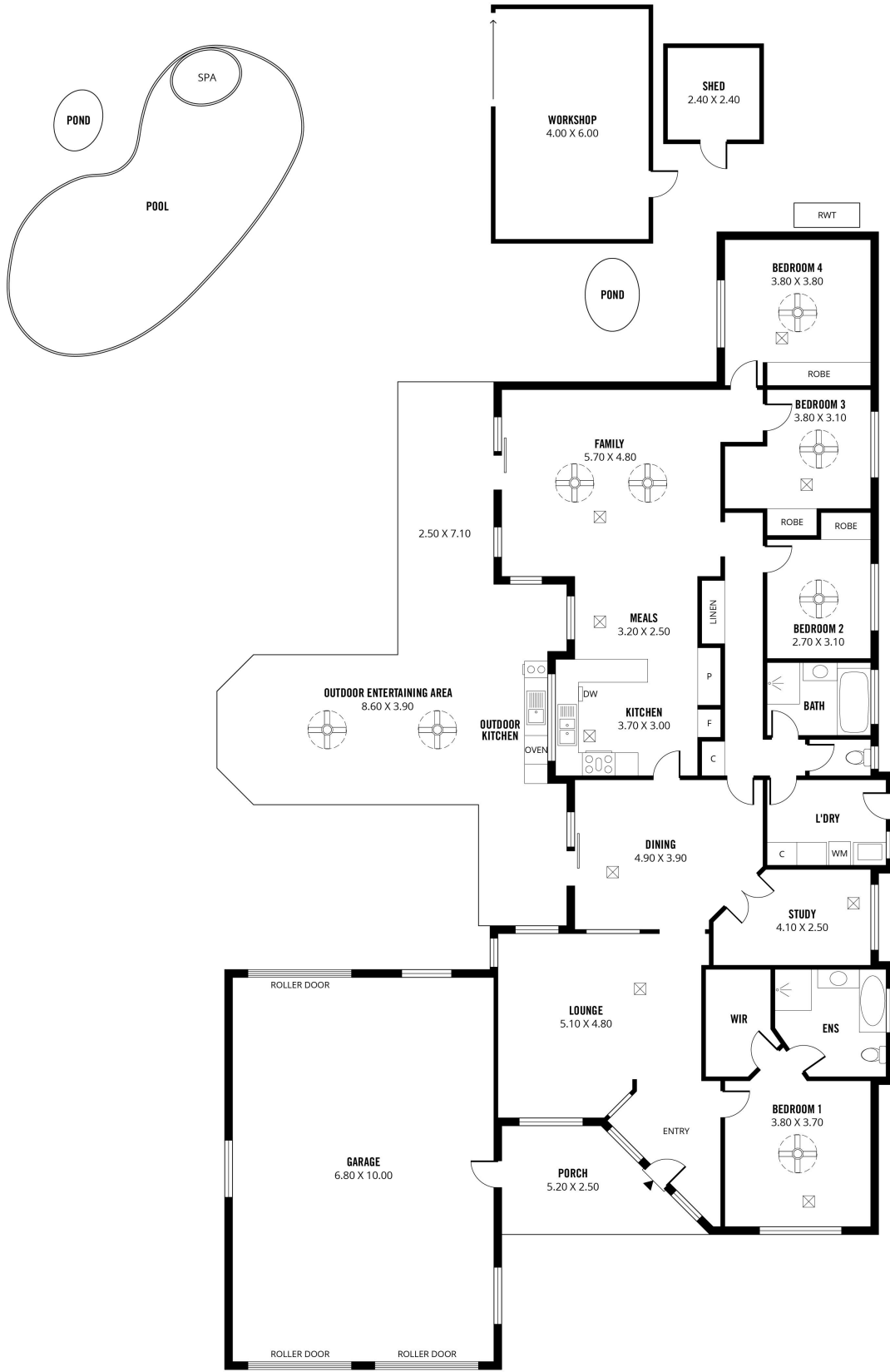
Many, many extras are included here, with just some of them being ducted & zoned heating & cooling (renewed in 2016) ceiling fans, feature timber windows, doors & room trims, high ceilings throughout, tasteful colour scheme, quality curtains & blinds, built in home entertainment system, 3 phase power, mains gas point for BBQ + 1.5KW of solar panels.

Outside, you will be amazed at the clever use of space & the many different areas to entertain. There is a fabulous, all weather, pitched pergola, complete with fans, built in heating & popular café blinds. The adjacent, free standing outdoor kitchen & large outdoor table & chairs are also included. Manageable lawn areas & attractive garden beds lead to the beautiful, fully fenced, salt water, in ground pool & spa. The tropical, lagoon style pool is solar heated & most pool equipment has also been replaced in recent years.

For those with multiple vehicles, no issues here with a valuable 4 car brick garage, complete with 3 roller doors (2 auto) & drive through access to the back. This wonderful facility is also the perfect 'man cave' or can easily act as a continuation of the outdoor entertaining areas, totally some 80m² of undercover area. In addition, there is a separate, powered garage/workshop & adjacent 'utility area' with clothesline, toolshed, rainwater tank & veggie beds.

An absolutely outstanding property, both inside & out, totally complete in every way & offering something special for each & every member of the family. A home that you will be proud to own & one that you & your family are likely to enjoy for many, many years to come.

RLA 144653



- 393m²

TOTAL
- 214m²

Living
- 7m²

Shed
- 100m²

Garage/
Workshop
- 11m²

Porch
- 61m²

Outdoor
Entertaining



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by the Fothas Group