

Perfectly Positioned in Mt Hurtle Estate



## 22 Arabian Drive, Woodcroft

Sold for \$860,000 (May 04, 2024)

Set on a very valuable, near quarter acre, level allotment & with the estate's own private park/reserve right at the back fence, this charming & spacious colonial-style home has features to please each & every member of the family! Spanning over 210m<sup>2</sup> in size & offering excellent formal, casual, indoor & outdoor space, this master-built, one-of-a-kind home, nestled amongst a gorgeous, mature garden also has loads of room for parking, playing & even keeping a few chooks in the backyard!

Some of the other property features include:

- 3 big bedrooms, 2 double in size
- Wardrobes & fans in all bedrooms
- Bay window & roller shutter to main bedroom
- Office space, formal dine or potential 4th bedroom
- Formal lounge with gas heater & surround
- Sunken, open-plan family room

Property ID:	L26728794
Property Type:	House
Building / Floor Area:	210
Garages:	2
Land Area:	929.0 sqm

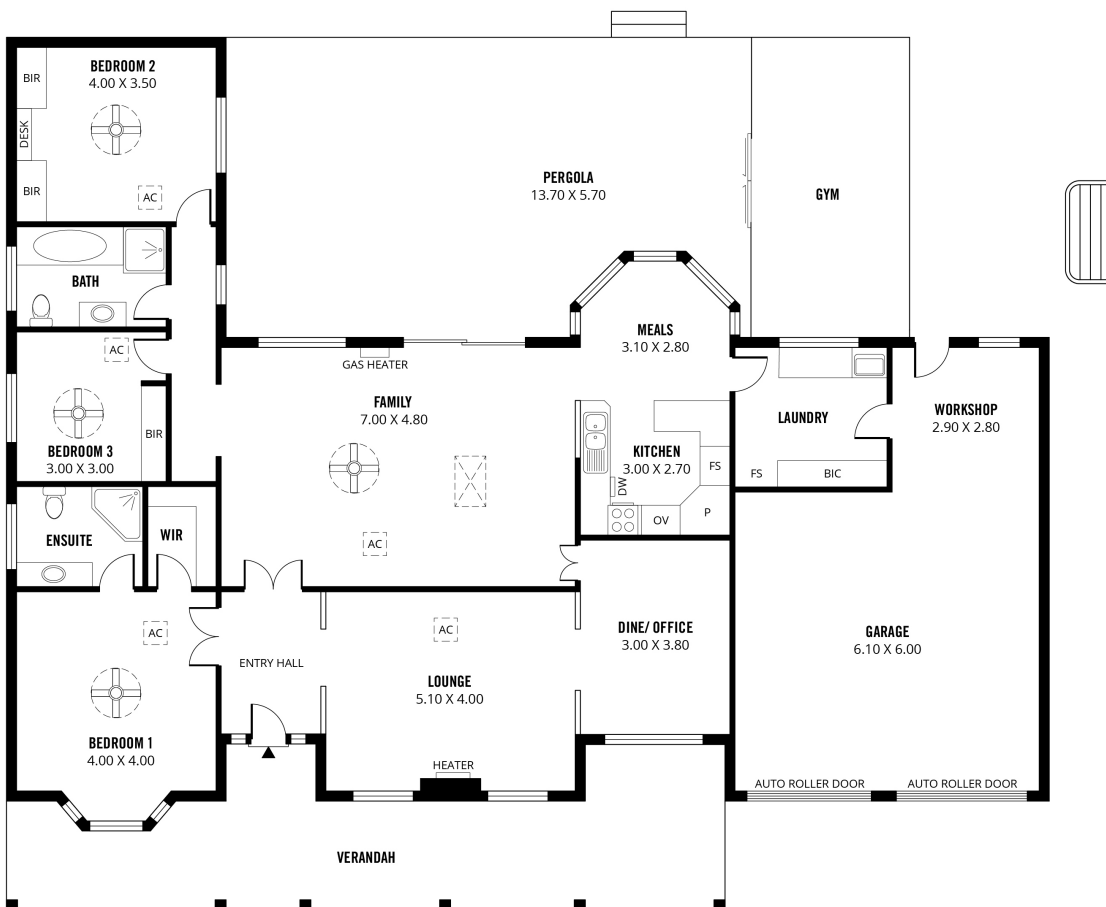
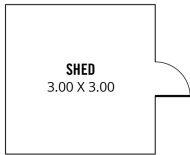
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- Quaint meals area in feature bay window
- Kitchen with updated appliances & pantry
- Extra-large laundry & optional butler's pantry
- Ducted evaporative AC + gas combustion heating
- Updated ensuite & refurbished main bathroom
- Feature timber, brick + floating floors
- High ceiling, fan & skylight to family room
- Pitched roof, all-weather, paved pergola
- Outdoor, enclosed gym/hobby room
- Secure, brick double garage + workshop area
- Internal access to garage from laundry
- Beautifully established block of 929m<sup>2</sup>
- Solar panels with 2.2KW inverter
- 5000 litres (approx.) rainwater storage
- Covered, built-in brick BBQ + fire pit
- Chicken coop, yard & chooks negotiable with sale

Currently the only property for sale in this tightly held & highly sought-after estate & located in a quiet street, right in the heart of this prestigious estate. This property has such a beautiful, well-established garden & with the adjoining reserve (complete with direct access gate) you will certainly enjoy the privacy, tranquillity & semi-rural feel of such a prime location.

Built in 1991 with loads of character & charm & modernised, altered & embellished further by the current owner, this beautiful property is now ready for a new owner to move straight in, spread out & start enjoying the many benefits that a home in this location provides. Properties in this estate also appeal to buyers downsizing from nearby acreages, due to the generous block sizes, quality housing, wide streets, tree-studded reserves & of course, the gorgeous Tangari Regional Park nearby. The best in comfort, convenience & lifestyle, make Mt Hurtle Estate your next move, but you'd better be quick!

Price Guide \$850,000



331m<sup>2</sup>

TOTAL



162m<sup>2</sup>

Living



9m<sup>2</sup>

Shed



45m<sup>2</sup>

Garage/  
Workshop



31m<sup>2</sup>

Verandah



84m<sup>2</sup>

Pergola

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.

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