



**15 Arinya St, Wurtulla**



## PERFECT NORTH FACING AND PRIVACY FROM POOL AND ENTERTAINING AREA

This solid neat home captures the winter sun with the very large north facing outdoor entertaining area which overlooks the very large pool which being positioned right can be used all year round! You also have great privacy as no high set homes around to look down and take away your feeling of perfect privacy. This centrally located home which is just perfect for the family is an entertainers delight offering great flow through from the kitchen, dining and living rooms out to the large covered North facing entertaining area and pool. The great layout continues throughout with good separation between the master bedroom and bedroom 2 and 3 as they are located in 3 different corners of the house making it more private for everyone. It is a good large flat level block with front and back yards for the children and pets to enjoy. There is an air-conditioner installed but it rarely gets turned on as there is such great cross ventilation with the good sea breezes filtering through and some nights you can even hear the waves in the distance!

It's only a 10 minute walk down to the lake and a few minutes drive to the Beach. Wurtulla Shopping Village is an easy stroll down the road and around the corner and has everything from an IGA, Butcher, Bakery, Bottle Shop, Newsagent, Doctor, Dentist, Chemist, Restaurant and more plus there is a bigger Shopping Centre only a few minutes drive away as well. The New Hospital and Health Precinct is only 5 minutes drive and transport is a short walk away as well with quite a few schools handy to the area.

You need to call in and inspect this property, dont just drive by because it has

4 1 2 600 m2

<b>Price</b>	SOLD for \$575,000
<b>Property Type</b>	Residential
<b>Property ID</b>	145
<b>Office Area</b>	0
<b>Land Area</b>	600 m2
<b>Floor Area</b>	166 m2

### Agent Details

Leanne King - 0439910235

### Office Details

The Property League  
07 5476 3579

**THE PROPERTY LEAGUE**

so much to offer inside. With 2 separate living areas within the home and then great area beside pool you will see this home has so much on offer so you can just move in and enjoy as is or there are various options as the lucky Purchaser may wish to put their own stamp on it, either way its a great property in a good location on a big block and offers loads of potential and is a good solid neat home.

This warm and friendly property will have you feeling comfortable from the moment you walk in so come and feel for yourself and see how this home would not be about just purchasing a house but about buying a lifestyle! So much fun and enjoyment has been had in the large north facing pool and so many great memories have been formed with family and friends enjoying long lunches and BBQs under the 34 square metre undercover area so do not miss your opportunity to purchase this property and create your very own special memories!

- North facing pool and undercover entertainment area
- Front & Back yards plenty for the pets or kids to play
- Large 600 M2 flat level block fully fenced
- Storage/work area in garage & 2 sheds in backyard
- Great layout with good separation between bedrooms
- Central Wurtulla location and so close to everything
- Water tank & solar panels to reduce those utility bills
- Wurtulla Village just a short walk away plus medical
- 10 min walk to Lake and few minutes drive to Beach
- New hospital and health precinct five minutes drive
- Exciting dining precinct coming to adjoining suburb
- Quick to Bruce H'Way and over an hour to Brisbane

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