



# FOR SALE

## POLISHED & CLASSY RENOVATED ENTERTAINER WITH EASY DUAL LIVING POTENTIAL SET IN TRANQUIL POCKET!

Welcome home to the flawlessly presented family jewel that is 11 Cobbity Crescent!! Your amazing and ultra convenient new lifestyle awaits!

If you could dream of a picture perfect opportunity to plant the family flag & start your exciting next chapter, would it be in a spacious & surprising 293m<sup>2</sup> jewel that offered fantastic large family size & separation all ready for you to just move in, unpack & enjoy?? Would it be in a polished & sparkling renovated home without anything left to do...because, well, you deserve it?? Would it be in a true entertainer's dream with a seamless flow out to the function sized entertaining deck all ready for your your next Sunday afternoon soiree with friends and family?? Would it be in a home that offered easy dual living potential downstairs all ready to incorporate mum and dad into the family home or even use as the ultimate teenager's retreat?? Would it be in a home set in a tranquil & intimate pocket of highly sort after Arana Hills??

If so, than your searching is finally over and boy do we have the property for you! The Patrick D'Arrigo Team is proud to introduce you to the polished & spacious 11 Cobbity Crescent, Arana Hills! The keys to your exciting next chapter and picture perfect new lifestyle await!

Features include;

\* POSITION POSITION POSITION!!!!.... Only 20mins to the Brisbane CBD, only 1KM to Arana Hills shopping Plaza, close to Ferny Grove train station on the direct CBD train line, close to a fantastic selection of highly regarded schools and only a stones throw to the Bunyaville State Forest!!

\* Breathtaking entertainer complete with a function sized entertaining deck off the kitchen...all ready for you to switch gears on the weekend and host the largest of gatherings with friends and family!!

\* Polished & classy renovated family residence

\* Immaculately presented & meticulously maintained home that ticks every box

3 BED | 1 BATH | 4 CAR

PRICE:  
FOR SALE

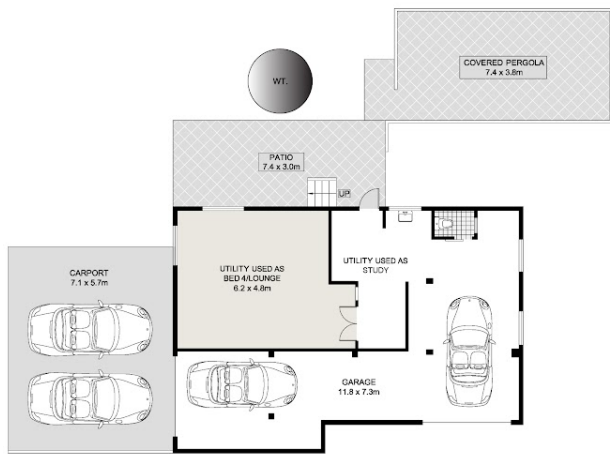
OPEN FOR INSPECTION:  
Jun 15 at 4:00pm - 4:20pm



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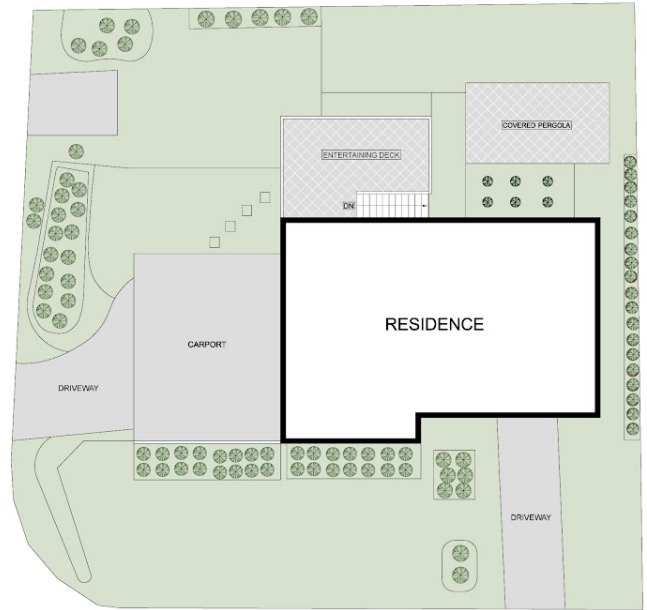
[www.atrealty.com.au](http://www.atrealty.com.au)



LOWER LEVEL



UPPER LEVEL



SITE PLAN (NOT TO SCALE)

0 1 2 3m

Produced by Anki & Co for illustrative purposes only. Scale in metres, indicative only.  
Dimensions are approximate. Anki & Co cannot guarantee its accuracy and interested persons should rely on their own enquiries.



INT : 111.00m<sup>2</sup>  
EXT : 80.00m<sup>2</sup>  
GARAGE : 62.00m<sup>2</sup>  
CARPORT : 40.00m<sup>2</sup>  
TOTAL : 293.00m<sup>2</sup>

## 11 Cobbity Cres, Arana Hills

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.