

**83 Mount Archer Road, Parkinson, Qld 4115**



**House For Sale**

Monday, 6 January 2025

83 Mount Archer Road, Parkinson, Qld 4115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



Jason Song

0730598600

## Auction

**ONSITE AUCTION: 11:30AM, SATURDAY 25 JAN, 2025** Step into the heart of luxury and convenience with this meticulously maintained 4-bedroom family haven at 83 Mount Archer Road. Set on a generous flat block, this home has been designed with comfort, style, and effortless living in mind. Boasting a seamless blend of modern updates and functional spaces, it's perfect for growing families, first-time buyers, or savvy investors looking for a low-maintenance, move-in-ready property.

**Feature List:**

- 4 spacious bedrooms with built-in wardrobes for ample storage.
- 2 modern bathrooms, including a chic ensuite off the master suite.
- Expansive separate media room with direct patio access.
- Open-plan living and dining area, perfectly connected to the outdoors.
- Stylish, large modern kitchen featuring Caesarstone benchtops and subway tile splashback.
- Spacious master bedroom with a walk-in robe and patio access.
- Huge 97 sq. metre entertaining patio with a covered gabled roof, privacy screens, a secure lockable design, and an additional storage area.
- Private and low-maintenance backyard with plenty of room for kids and pets.
- New Daikin ducted reverse cycle air conditioning (2022), offering 12.5kW heating and 10kW cooling.
- Ceiling fans, tinted windows, and security screens throughout.
- Rheem 16-litre instantaneous LPG Gas Water Heater, installed in 2021.
- Water efficiency features, including:
  - A 5,000-litre water tank with a pump.
  - A 2,500-litre water tank with a new (2024) Claytech pump.
- Reticulated termite barrier for long-term property protection.
- Garden shed for extra storage.

**Location Highlights:**

- Within the catchment for top-rated Stretton State College and close to other quality schools.
- A short drive to Calamvale Central and Sunnybank Hills Shopping Town, offering a range of retail, dining, and essential services.
- Surrounded by recreational options, including Lakewood Avenue Park, walking trails, and community sports facilities.
- Excellent public transport links with major bus routes and easy access to the Logan Motorway for commuting.

This home is the ultimate entertainer's delight, thanks to its expansive, lockable 97 sq. metre patio with privacy screens and a gabled roof. This space is perfect for hosting BBQs, alfresco dining, or relaxing in complete comfort and security. The updated kitchen, with Caesarstone benchtops, subway tile splashback, and modern appliances, ensures cooking is a breeze for any family. Year-round comfort is guaranteed with the newly installed Daikin ducted reverse cycle air conditioning system and ceiling fans, while energy efficiency is enhanced by the dual water tanks and the Rheem instantaneous gas water heater. The private, low-maintenance backyard adds extra appeal, offering plenty of space for kids and pets to play. Inside, the media room is a standout feature, perfect for movie nights or as a versatile extra living space, while the open-plan living and dining area flows effortlessly to the outdoor patio for easy entertaining. Don't let this opportunity slip away! Whether you're upsizing, downsizing, or investing, this home ticks every box. Contact the Jason Song Team at 0478 568 566 today to arrange your private viewing. Your dream home in Parkinson is waiting! All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.