



27 Minto Crescent, Arana Hills




## MOVE IN READY WITH GREAT POTENTIAL !

Tucked away in a quiet, leafy street, this light-filled three-bedroom, two-bathroom home offers the perfect balance of modern comfort and relaxed suburban living. Positioned on a generous 607m<sup>2</sup> block and only a short stroll to local shops and parks, it presents an ideal opportunity for families, first-home buyers, or savvy investors.

The home features a modern kitchen with stainless steel appliances, and plenty of storage, connecting seamlessly to the living and dining areas. Natural light flows throughout the home, creating a warm and inviting atmosphere.

The primary bedroom is spacious and complemented by built-in wardrobes, while the additional bedrooms are equally well-proportioned. Two bathrooms service the home, making everyday living easy and practical.

Downstairs, the enclosed two-car garage provides secure parking and additional storage options. At the rear, the backyard is a private haven, framed by mature trees and offering plenty of space for entertaining, gardening, or play.

3  2  2 

**FOR SALE**  
OPEN TO OFFERS

### AGENTS

Dean Hamilton  
0400 799 447  
dean.hamilton@ljhooker.com.au

Harry Harris  
harry.harris@ljhooker.com.au

### AGENCY

LJ Hooker Stafford  
(07) 3357 1888

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Located just 450 metres from the Arana Hills shopping precinct, with parks, transport, and schools nearby, this home combines convenience with quiet suburban appeal - a truly comfortable place to call home.

**FEATURES:**

- 3 bedrooms, 2 bathrooms, 2-car enclosed garage/storage.
- Modern kitchen with stainless steel appliances.
- Spacious primary bedroom with built-ins.
- Generous backyard shaded by mature trees.
- " Full renovation (light updates) to key living areas.
- " Large living/dining room with north-south aspect.
- Elevated home offering privacy and pleasant views.
- Covered alfresco potential at rear.
- Located ~450 m walk to Arana Hills shops and close to parks.
- Quiet and leafy residential street.
- Excellent storage space via enclosed garage.

Presenting the best in living within the Arana Hills area, don't hesitate call Dean & Harry for the sales report and rental appraisal!

**MORE DETAILS**

Property ID	1E0BF4N
Property Type	House
Land Area	607 m2
Including	Study Air Conditioning Balcony Outdoor Entertaining Fully Fenced

**Dean Hamilton 0400 799 447**

Independent Contractor - Dean H Pty Ltd |  
dean.hamilton@ljhooker.com.au

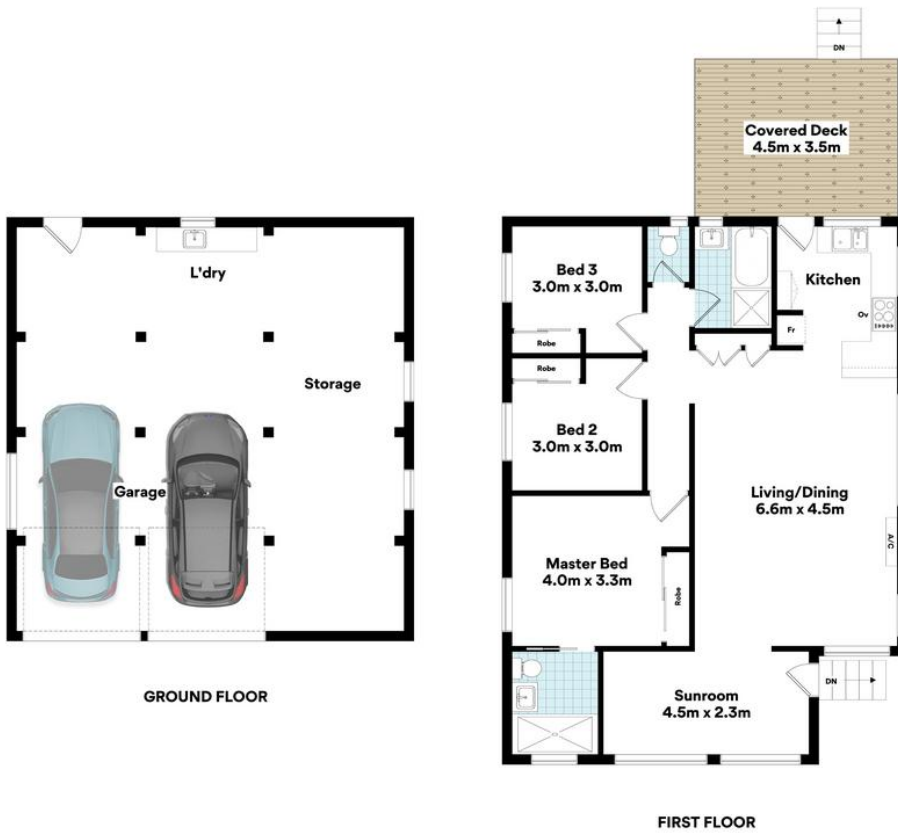
**Harry Harris**

Sales Associate to Dean Hamilton | harry.harris@ljhooker.com.au

**LJ Hooker Stafford (07) 3357 1888**

205 Stafford Road, STAFFORD QLD 4053  
stafford.ljhooker.com.au | stafford@ljhooker.com.au





**27 Minto Cres,  
Arana Hills**



**FLOOR AREA SIZES**

Internal	104.8m <sup>2</sup>
External	15.9m <sup>2</sup>
Garage/Storage/L'dry	85.2m <sup>2</sup>
<b>TOTAL</b>	<b>205.9m<sup>2</sup></b>

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

These plans are for representation purposes only. Provided by primepixels.com.au