

## Nathan, 15 Arkindale Street

SOLD BY LYNDA SIMPSON

In a dream southside location on the edge of Toohey Forest, a leisurely walk to city-bound buses and a vibrant retail precinct, this fully renovated brick home is ready to move into and offers so many options for an extended family.

### Highlights:

- Up: revived timber floors, 3 fan-cooled beds, chic new kitchen & bathroom, lounge, laundry
- Down: fully tiled, recently reno'd kitchen & bathroom, two great sized utility rooms, laundry
- Zoned for Salisbury State School and Holland Park State High, a 5 and 8 minute drive
- Carport cover for 2 + handy side access (great for tradies) to back yard with a big shed
- Full Roof Restoration.

Hats off to the reno team here because this place has come up trumps after a thoughtful makeover that's essentially crafted various family set up arrangements.



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**For Sale**  
Please Call

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07 3344 0288



Downstairs, large format tiles run through 2 lovely areas with modern kitchen, twin sink, flash tapware, and electric mod cons, as well as a swish new bathroom with a shower, and the laundry.

Upstairs, the original timber floorboards span the 3 fan-cooled bedrooms, a big open lounge and the kitchen/meals area been perfectly polished. An all-new kitchen sports chic cabinetry, Cobalt Blue Granite benchtops, a twin sink, and a big stainless rangehood over the electric cooker/oven. The updated family bathroom is oh-so-chic too with a glass enclosed shower and freestanding tub.

This is a sizeable block too, gently sloping down from the street - a grassy backyard, a few small trees, a generous shed and the clothesline - all that sits between the rear covered patio and the back boundary. Best of all, there's handy side access leading out back - a valuable feature for owners who are tradies looking to store gear, or contractors needing to do work out here.

A short walk from this property will get you to trailheads through Toohey Forest in about 5, and only a few minutes more to city -bound buses, eateries, a gym and so much more - all running along Toohey Road. By car, it's easy runs to local zoned schools, Griffith Uni's Nathan Campus, ALDI and QEII Hospital.

Get into the game with a winning property that you can work to your needs.

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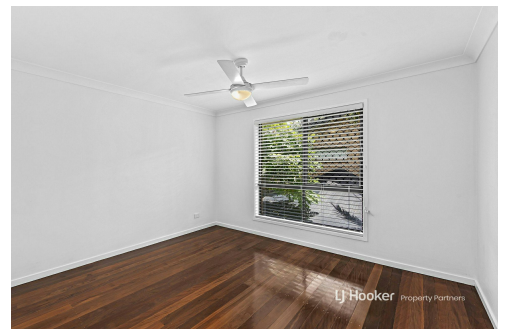
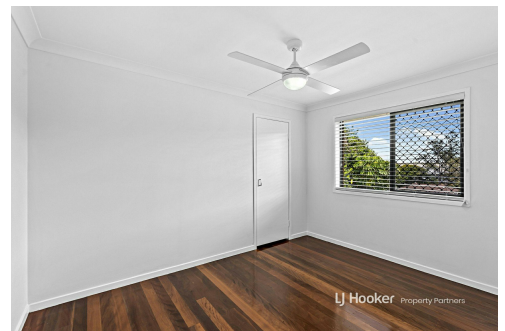
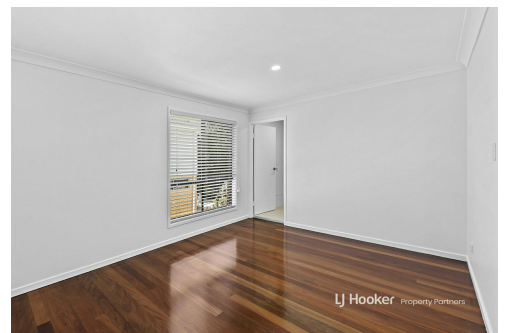
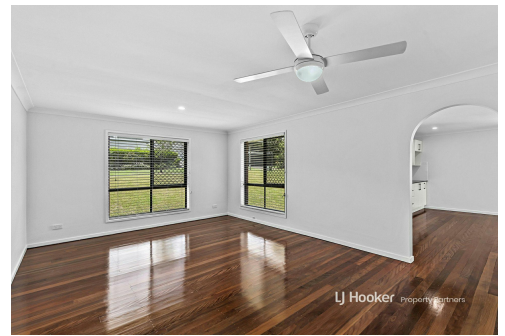
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## More About this Property

<b>Property ID</b>	B2SVF4R
<b>Property Type</b>	House
<b>Land Area</b>	556 m2
<b>Including</b>	Toilets (2) Floorboards Built-in-Robes

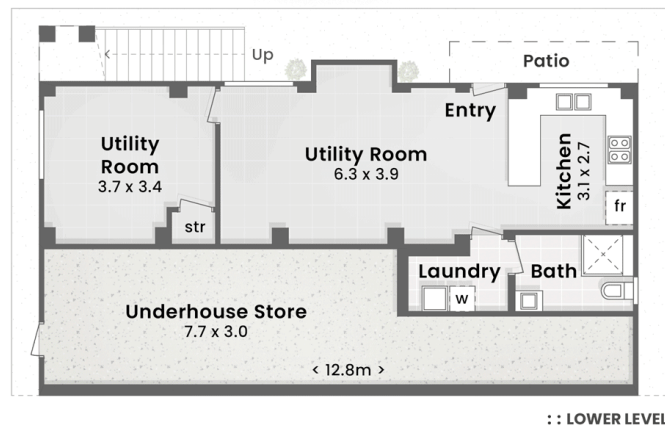
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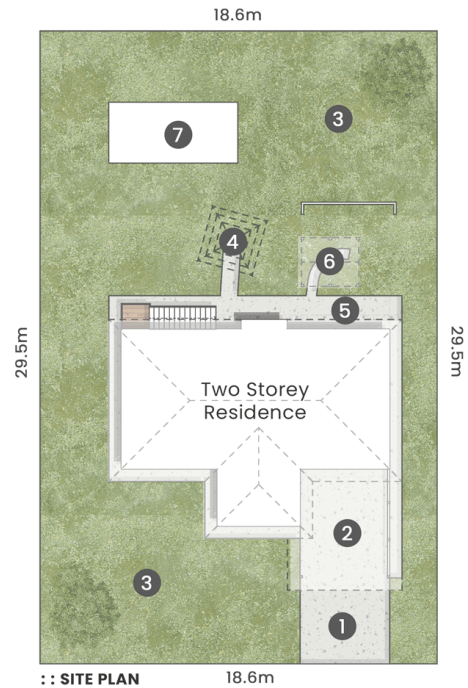
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#### LEGEND

- 1. Driveway Parking | 2. Oversized Carport
- 3. Grass Yard | 4. Hills Hoist
- 5. Patio | 6. Arbour'd Courtyard
- 7. Garden Shed (6.3 x 3.0)



ARKINDALE STREET

**LJ Hooker**  
Property Partners

15 Arkindale Street  
**NATHAN**

Internal 157m<sup>2</sup> | Underhouse Store 34m<sup>2</sup> | Patio 4m<sup>2</sup> | Carport 23m<sup>2</sup>

556m<sup>2</sup>

3 Bed

2 Bath

1 Car + Off-Street

**Total 218m<sup>2</sup>**

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