

**115 Philip Street, Sun Valley, Qld 4680**



**Sold House**

Friday, 18 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 880 m2**

**Type: House**

**\$400,000**

Welcome to 115 Philip Street, Sun Valley! This unique 4-bedroom property offers an abundance of size, great size block, solar and a pool. Entering the property, you will be greeted with the large lounge room with raked ceilings, polished timber floorboards, air conditioning, the lounge room is situated next to the kitchen/ dining. In the kitchen you will find the expansive wrap around bench tops, plenty of cupboards, storage and fitted with an electric cooktop, dishwasher, and oven. The kitchen overlooks the pool area/ backyard and has direct access to the outdoor entertaining area. Downstairs the property also offers a massive rumpus room, this generous space would make for a perfect rumpus room/ bar area/ media room or 4th bedroom, accommodated with an air conditioner and a generous amount of storage. This area is serviced by the second bathroom downstairs. Upstairs features the three generous sized bedrooms with polished timber floors, built in robes, air conditioning and ceiling fans. The 3 bedrooms are all serviced by the main bathroom which features a comfortable sized shower and king-sized bathtub. Externally the property offers character and a different style, the front court yard under the shade of the Poinciana would be a great spot to enjoy your morning coffee and with a bit of imagination and greenery could be made into such a beautiful area. At the rear of the property is the outdoor entertaining area and pool area, spend your Friday nights entertaining, having a barbeque and enjoying the pool. Property features-- 6.6KW solar system.- Brand new roof and guttering.- Freshly painted internally and externally.- 2 generous sized living areas.- Air conditioned throughout. This Mediterranean style of home is a rare find in the region and won't sit long! Book a private inspection today or look out for the open homes! Currently tenanted for \$490.00 per week