

**14 Attunga Street, Sun Valley, Qld 4680**



**House For Sale**

Tuesday, 14 May 2024

14 Attunga Street, Sun Valley, Qld 4680

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 607 m2**

**Type: House**



Bevan Rose  
0749768000



Aimee Jeffery  
0403403485

**\$365,000**

Step inside 14 Attunga Street, a delightful residence nestled in the heart of Sun Valley, Queensland, promising a life of convenience and potential. Ideal for families, savvy investors, or those looking to step onto the property ladder, this property is a gem. Spread across a generous 607 square metre parcel of land, this house offers an excellent canvas for the imaginative homeowner. A tiled entrance sets the tone for a home that bathes in natural light. It comprises three well-proportioned bedrooms, ensuring ample space for a growing family or guests. The heart of the home features an open plan living and dining area, perfect for shared moments and meals. Additionally, the separate family room provides a tranquil retreat for relaxation. The kitchen stands ready to cater to your culinary needs with efficient storage and potential for modernisation. Traditional timber floors run throughout, offering the allure of elegance with a touch of restoration. The central bathroom and laundry are practical and poised for a contemporary update. Venture outside to discover a fenced backyard that beckons with possibilities. It's an ideal space for children's play or future outdoor entertaining areas, complemented by a single garage and an extensive storage area on the lower level. Convenience is key, with this property positioned within easy reach of local shopping centres, reputable schools, sporting facilities, and major transport links. This family-friendly neighbourhood is characterised by established homes, ensuring a sense of community and security. Embrace the opportunity to transform 14 Attunga Street into your own slice of Sun Valley paradise. A viewing is highly recommended to appreciate the potential that this home affords.\* Tenant in place until June 2024 @ \$395 per week\* Old Marketing Photos have been used for the tenants privacy\* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.