

# 2/16 Adios Close, Sunnybank Hills, Qld 4109

## Duplex/Semi-detached For Sale

Tuesday, 7 May 2024



2/16 Adios Close, Sunnybank Hills, Qld 4109

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 390 m2

Type:

Duplex/Semi-detached



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## Auction

This contemporary two storey, steel framed, duplex home offers a welcoming and spacious interior. Stylish and well-appointed, this property has been exceptionally well maintained and is nestled at the end of a quiet cul-de-sac in the prestigious "The Avenue" residential estate. Highlights:- 3 upstairs bedrooms (master with WIR, ensuite & retreat); 4th bed below - all carpeted- Gorgeous pendant lights over breakfast bar & dining area + a sparkling chandelier in lounge- Chic bi-fold doors out to a fan-cooled covered entertaining area and grassy courtyard- Auto access double garage + secure parking down the side of the house behind electric gate - Small, private complex with very reasonable Body Corporate fees of around \$46/week- Located in the highly sought after Sunnybank Hills State School catchment A suite of full-height windows graced by a stylish mix of white plantation shutters and blinds, bathe the lounge, dining room and kitchen on the free-flowing ground floor in tranquil natural light - making this sumptuously tiled open-plan social space a haven for peaceful respite and lively entertaining at any time of the day. For seasoned chefs and family cooks alike, the sleek stone-benched kitchen has every modern appliance including a dishwasher, gas cooktop with rangehood, and an electric under-bench oven. The island dining bar keeps traffic flowing in what is always a busy space and houses a stylish stainless steel twin wash basin with a draining board. Glass bifolds stack neatly to one side to extend the kitchen and dining room onto a beautifully tiled covered entertaining patio with night lighting and room for a second feasting table, or perhaps a comfy lounge suite for lazy days just chilling with a book in the privacy of your lovely courtyard. The immaculate rear lawn is embellished with stylish, low-maintenance landscaping throughout and the fully fenced garden provides privacy and security. There is also a 5000L underground water tank to service the whole garden. Behind the kitchen is the laundry with access out to a drying courtyard and a full two-way bathroom with a shower and a separate toilet that can also be reached from the downstairs bedroom. A honey-toned timber staircase winds its way to a carpeted first floor where a bonus study nook on the landing, complete with a built-in desk/storage unit, enjoys a sunny outlook. A full bathroom separates the back two bedrooms, stunningly appointed with a floating basin, opulent freestanding bath with gooseneck tapware, and a frameless glass-enclosed shower. Both bedrooms have mirrored built-in robes and sliding door access to a shared rear balcony with a glass balustrade and views of the leafy backyard. Then there's the resplendent master - a sanctuary occupying the entire front of the upper level to accommodate a king-size bed, the adjacent sitting area, a spacious walk-in robe with a full-length mirror, loads of hanging space and drawers galore, and the gorgeous ensuite with its twin floating vanity and shower. From this designer duplex zoned for both Sunnybank Hills State School and Sunnybank State High, it's a quick drive to Sunnybank Hills Shoppingtown (5 minutes), Sunnybank Central (12), and Westfield Mt Gravatt (15). With steel frame construction and suspended slab to the upper floor, this home is built to last! Downsize or upscale to an easy-care duplex without compromising space, style or convenience! Contact Peter Florentzos & Ling Li to find out how you can secure this rare home today. AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020 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.