

**2/16 Lara Street, Sunnybank, Qld 4109**

**Townhouse For Sale**

Monday, 10 June 2024



2/16 Lara Street, Sunnybank, Qld 4109

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 4**

**Type: Townhouse**



Lynda Lim

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## FOR SALE

Tired of searching for a property in Sunnybank that will tick all your boxes? A property that will suit all your needs and yet very affordable. WELL ...YOUR SEARCH STOPS HERE ! Welcome to Unit 2/ 16 Lara St. This residence offers unparalleled convenience with a myriad of amenities just moments away. Situated within walking distance to Pinelands Plaza, public transport, schools, and shopping centers, this property caters to a diverse range of lifestyles. With an impressive wide driveway, this property allows you to park up to 4 vehicles. (2 Double Lock Up Garage and 2 on the extra spacious driveway). Walk in and be impressed with the palatial spaciousness of the floorplan. The open plan kitchen offers a long benchtop space with oven and electric cooktop. The fully tiled living flows graciously out onto the concreted and covered extra large patio. The dining area can easily sit 6 to 8 pax and has an extra huge window to allow more natural light and breezes 24/7. You will notice the layout is much larger than the newish standard 3 Bedroom townhouses. Next, walk up the timber floored stairs and you will see 3 good size bedrooms that has ensuite in every one of the bedrooms. All rooms come with ceiling fan and wardrobe. Entire Level 1 is fully airconditioned (ducted) Imagine having an ensuite to yourself no matter which bedroom you choose to live in!! This type of property is certainly a rare find! Transportation is a breeze within a short walk to the bus stop, Runcorn State School, and Altandi train station. Enjoy easy access to Pineland Plaza, Les Atkinson Park, and major shopping hubs such as Sunnybank Plaza and Sunnybank Hills Shopping Town, all just minutes away by foot or a quick drive.

**Property Features:** Ground Floor: Extra Large Double Lock Up Garage (Convertible to home office) 2 Extra Car Park Space on driveway 1 Extra Door access from front porch to garage providing additional access into property with separate entrance if you have room tenants Laundry with laundry tub Separate toilet Large Open Plan Kitchen with lots of storage space Large door pantry with lots of shelves Spacious Living Dining area for 6 to 8 pax Extra Windows for natural light and breezes Lots of privacy as there is NO shared wall in the living area Covered large patio with leafy backyard makes a great entertainment area Not much yard to maintain so no lawn mowing to take up your weekends

**UPSTAIRS:** 3 good size bedrooms 3 Modern looking Ensuities Large window in every room Wardrobe with sliding door Timber flooring for all upstairs including staircase Ceiling fan in all 3 rooms

**ADDITIONAL FEATURES:** Solar panels to reduce your power bill Ducted Airconditioning throughout entire ground and first floor Lots of windows and large sliding door for extra natural light & breezes Private restroom which offers versatility as a home-based office or business space Double glazed windows Tiled flooring for all of living, dining and kitchen Very low body corporate fees

**Extra Information:** Brisbane City Council Rate: \$481 / quarter Body Corporate Fees: \$444 / quarter Rental Appraisal: \$700 - \$750 / week

**LOCATION:** Shopping: Pinelands Plaza (400m) Sunnybank Plaza (1.9km) Market Square (2.2km) Sunnybank Hills Shopping Town (3.0km) Bunnings Acacia Ridge (4.6km) Education: Runcorn State School (300m) Our Lady of Lourdes Primary School (600m) Sunnybank State High School (1.4km) Sunnybank Hills State School (1.6m) Sunnybank State School (1.6m) MacGregor State School (1.9m) St. Thomas More College (2.6km) Runcorn State High School (2.7km) Griffin University Nathan Campus (4.4km) Childcare: Guardian Childcare & Education (350m) Footprints Sunnybank Child Care Centre (1.7km) Sunny Hills Child Care and Education Centre (1.8km) Parks: Effie Johnson Park (1.1km) Dunphy Street Park (1.3km) Bendell Park (1.4km) Norris Park (1.4km) Merriwa Park (1.5km) Medical Centres / Hospitals: Star Medical Centre (1.5km) Bull Bill Doctors (1.5km) Sunnybank Market Square Medical Centre (1.5km) Sunnybank Private Hospital (2.2km) Queen Elizabeth II Jubilee Hospital (4.7km) Greenslopes Private Hospital (9.6km) Transportation: - Bus stop near Lara St Near Beenleigh Rd (160m) The following transport lines have routes that pass the bus stop - 123, 126, 130, 132 and 140 - Altandi train station (1.4km) - CBD (14.1km) - Airport (32.2km) Whether you're a first-time homebuyer, seasoned investor, or seeking a convenient living solution, this property caters to all needs. At such an affordable price point, this is your BEST OPPORTUNITY to own a property in the SOUTHSIDE of BRISBANE. This property is now empty hence buy it now and move in within 30 days. DON'T MISS OUT! OWNER MUST SELL BEFORE END OF FINANCIAL YEAR 20/6/2024. (Only 3 weeks left) \*\*\* PLEASE NOTE ALL FURNITURES IN ABOVE PHOTOS ARE FOR ILLUSTRATIONS PURPOSES ONLY! DUE TO PRIVACY REASONS, WE HAVE ABSTAINED FROM PUTTING UP IMAGES OF OWNER'S PERSONAL BELONGINGS AND FURNISHINGS! Call Listing Agent now for immediate private inspection or contact us to register your details if you want to attend our OPEN HOMES DATES AND TIMES BELOW: OPEN HOMES: WEDNESDAY 5/6/24 @ 4.30PM THURSDAY 6/6/24 @ 11.00AM SATURDAY 8/6/24 @ 11.00AM

**Disclaimer:** All information provided is sourced from reliable channels, but accuracy and completeness cannot be guaranteed. Interested parties are encouraged to conduct independent inquiries. Exclusive Agent: Lynda Lim Mobile: 0406 233 888 Email: megahomes@remax.com.au