

24 Sunrise Place, Hemmant, Qld 4174

House For Sale

Friday, 24 May 2024

24 Sunrise Place, Hemmant, Qld 4174

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Serena Carter

Best Offers

Welcome to The Boulevard Estate, where a meticulously designed home awaits you. Built by the renowned Brighton Homes, this stunning property represents modern elegance and exceptional craftsmanship. Located in the heart of Hemmant, it offers a unique opportunity to own a new home without the hassle of building yourself or waiting for land registration. Don't miss your chance to own this amazing home, perfectly blending modern design, comfort, and functionality. To avoid disappointment, contact Serena Carter to schedule a viewing today and experience the unique charm and benefits of cul-de-sac living!

- 4 bedrooms 2 bathrooms, 2 car garage
- Builder: Brighton Homes
- Ceiling Height: 2590mm
- Structure: Steel frames construction
- Council Rates: Approx. \$392.00 quarterly
- Estimated Rental Return: \$840.00 - \$870.00 per week

Features You'll Love:

- Spacious and Elegant: Impressive ceiling heights of 2590mm create a sense of spaciousness and elegance. The steel frames blend style with stability, enhancing the home's overall design.
- Accommodation: 4 bedrooms (3 with built-in wardrobes), 2 bathrooms, and 2 car spaces.
- Year-Round Comfort: Enjoy 4-zone ducted air-conditioning strategically placed throughout the 2 living areas, master bedroom, and bedroom 3, ensuring comfort in every season.
- Modern and Fresh: Approximately 18 months old (handover Nov '22) and comes with a new house, QBCC 6 years building structural warranty for peace of mind.
- Stylish and Secure: Features a stylish Colourbond roof and fully Colourbond fenced sides for convenience and security.
- Solar: 6.6kW system.
- Security: Security screens and doors throughout the house.

Interior Highlights:

- Gourmet Kitchen: Stunning 20mm Caesarstone benchtops, modern appliances, and a spacious walk-in pantry for ample storage.
- Luxurious Bathrooms: Equipped with extract fans, the ensuite includes a shower shelf and a combination rain/handheld shower for added sophistication.
- Comfort and Style: Carpet to front living area and all 4 bedrooms and tiled to bathrooms and family areas. Ceiling fans in all bedrooms and living areas, including the outdoor entertainment area.
- Additional Conveniences: Electric hot water, large front door, extra-large garage with laundry area, and Solar & Electrical Charger in the garage.
- Connectivity: Hills clothesline and NBN connection.

Outdoor and Functional Spaces:

- Easy-Care Gardens: Ideal for busy lifestyles with enough to keep a green thumb occupied. The yard provides a safe and spacious environment for little ones to explore and for your fur baby to roam freely, ensuring everyone in the family has their own slice of paradise.
- Entertainer's Delight: Concrete paths on both sides and extended backyard area. Indoor and covered outdoor alfresco dining options capture fresh breezes and embody the summer lifestyle.

Thoughtful Details:

- Elegant Window Treatments: Vertical blinds throughout the home.
- Modern Lighting and Power: Sensor light in the backyard, skylight above the front door, and LED downlights in the kitchen, dining, living, hallway, front porch, and back patio for modern convenience.

Located just a short walk from Hemmant railway station, this prime spot offers easy access to Bulimba Creek, local parks, nature trails, and bike paths. It's also conveniently close to the Wynnum Manly Esplanade and falls within the Wynnum West State School catchment area. Nearby private colleges include Iona and Moreton Bay. Shopping is a breeze with Wynnum Plaza, Westfield Carindale, and Cannon Hill Shopping Centre all within easy reach. The area also provides direct access to the Gateway Motorway, Brisbane Airport, the Gold and Sunshine Coasts, and is just 11km from Brisbane CBD.

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