

**26 Christopher street, Sunnybank Hills, Qld 4109**

**Sold House**

Monday, 4 September 2023



26 Christopher street, Sunnybank Hills, Qld 4109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 675 m2**

**Type: House**



Evan Wei

**\$908,888**

A truly original and rare opportunity. This large home offers an intriguing upstairs/ downstairs element with the ability for separate living. The perfect home for a large family, joint family living or for use as a rental property. This house boasts 4 bedrooms, 5 living areas, 2 bathrooms, an upstairs kitchen and a downstairs kitchenette, and a truly huge garden. Freshly painted with a 15-year guarantee on the work, this home is fresh and light with plenty of bedrooms and living spaces. It is located on a 675m<sup>2</sup> block. Potential to convert downstairs living areas into additional bedrooms, or for use as playrooms or games rooms. Close to local shops and well under a 10-minute drive to both Pinelands Shopping centre and Sunnybank Plaza. Key features include:

- 3 reception rooms on the lower level, with the potential to be converted into further bedrooms
- Large downstairs bedroom with built in wardrobes
- Elegant frosted glass tile entry
- Quality tiled floor
- Downstairs kitchenette
- Downstairs toilet and shower room
- Rustic timber staircase
- Laminate timber flooring throughout the first-floor level
- Large and open upstairs Living/ Dining area
- Upstairs kitchen with double sink, laminate counters, plenty of storage and breakfast bar
- Upstairs balcony access from the kitchen with sturdy staircase down to the large garden
- 3 bedrooms with built in wardrobes and lockable doors, potential as separate rental rooms
- Large Master Bathroom and separate powder room
- Air conditioning unit in the largest upstairs bedroom
- Freshly painted throughout t- with a 15-year warranty on the painting
- Newly painted roof
- Plenty of storage including under stair
- 1.5 kilowatt solar panels
- Solar hot water system
- Water tank
- Alarm system
- High 2.3 m ceilings downstairs
- Attractive paved area at the rear of the property and under cover porch with screen doors at the front of the building
- Large and luscious garden

Location:

- A short 750 m walk to local shops including a Foodworks, pharmacy, organic grocery store and Indian food market
- Within catchment of Sunnybank Hills State School and Sunny Bank high school.
- 5-minute walk to the 123 Bus
- Close to many local parks
- Conveniently located for quality childcare facilities- Currently tenanted for \$600 per week, lease ends on 21/02/2024