

**32 Leven Street, Coopers Plains, Qld 4108**



**Sold House**

Thursday, 5 October 2023

32 Leven Street, Coopers Plains, Qld 4108

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1047 m2**

**Type: House**



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**\$1,168,000**

MINT CONDITION HOME WITH DUAL LIVING AND POOL! MAKE NO MISTAKE, THE OWNER OF THIS FULLY RENOVATED FAMILY HOME HAS MADE THE DIFFICULT DECISION TO SELL. WITH CLEAR INSTRUCTIONS THIS AMAZING PROPERTY WILL BE SOLD AT AUCTION ON THE 26TH OF OCTOBER\*, IF NOT SOLD PRIOR Auction via In-Room and Online - 26/10/2023 @ 6:00pm, if not sold prior Auction Location - Mt Gravatt Bowls Club - 1873 Logan Rd, Upper Mount Gravatt Registrations start from 5:30pm (Phone & Online Registrations must be completed by 2pm on Auction Day) Tucked away from the road, up a short driveway you'll discover this high-quality family haven that has been exceptionally well-maintained by one owner since completion in 1976. Constructed with hardwood frame and steel reinforcement, it has a timelessly attractive brick veneer, and was meticulously planned and finished at every stage. The entry opens into a massive four-car carport which has been set up with power and lights and has wide side access to the backyard and generous turning area, making it practical for storing recreational vehicles too. A classically designed home, it comprises two distinct levels which provide for future family flexibility and catering to extended relatives or teens. Beautifully presented, it features quality finishes throughout including neutral décor, polished timber floors, ceiling fans and split system air conditioning, security screens and shutters. • Upstairs has a smart and stylish modern kitchen with a range of cabinetry for storage fitted with oven, ceramic hob and exhaust, space for a dishwasher, and double sink. Offering hide-away appliance centre and corner pantry. • Spacious dining room flows into the massive everyday lounge. Completed with downlights, fan, shutters, and sheer curtains, this relaxed space is a peaceful zone for social gathering and media viewing. • An amazing rear deck overlooks the garden with glass balustrades, privacy screens and an insulated roof with downlights. This big outdoor area is ideal for all your alfresco entertainment. • Pristine main bathroom with semi-frameless glass shower, full bathtub, stone-topped vanity with good storage and full height tiling. • Two junior bedrooms are carpeted, have fans, shutters, and built-in robes. • The large master bedroom with ceiling fan and with sliding robe storage. Downstairs has a fantastic dual living layout with timber-plank flooring throughout. It provides multi-purpose areas, a bathroom, plus a full-service kitchen featuring gas cooktop and great cabinetry, a huge lounge and dining area, plus rumpus with sliding door access to the back covered patio. To the rear is your own private tropical oasis which is perfectly planned as it flows from the huge, covered patio area onto level lawns, is fully fenced for security and privacy, has landscaped garden beds and paved paths that allow access to the side service area, the pool, and gardens. A large kidney-shaped fiberglass saltwater pool automatically runs off an energy-efficient tariff. Night lights are dotted around for evening use and the gardens are largely maintained utilizing the 3,000L water tank which has pump connection for easy watering. Located in a quiet residential street, this home is just a few meters walk to bus stops on Troughton Road, and under 5 minutes' drive from either Banoon or Coopers Plains train Station for city commutes. It has access to a variety of state run and private schools and is a short walk to the local parklands, library, and local shops. In addition, you have all the variety of amenities at the main quadrant of Sunnybank just a few moments from your door! From major supermarkets and boutiques to cultural cuisine and entertainment precincts to private hospitals and specialist centres to community clubs and much more. This area has it all to hand! Property highlights include: • Quiet easement block with lush gardens • Superb storage 6x3m shed with light and power • Pool cleaning equipment • 3-speed pump with saltwater chlorinator • 340L Solar hot water system • 2KW solar panels with German inverter • 3000L water tanks • Huge four-car carport with power / lights This is a superb dual living home in a great location that gives residents convenient access to transport, schools, and everyday essentials. Be quick to enquire and book a time to inspect. For all your home loan needs please get in touch with Christine at Loan Market! p: 0401 175 490 e: christine.junidar@loanmarket.com.au w: <http://www.loanmarket.com.au/christine-junidar> All information contained here is gathered from sources we consider to be reliable, however we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own research and enquiry.