

**34/18 Sunny Court, Sunnybank Hills, Qld 4109**



**Townhouse For Sale**

Friday, 24 May 2024

34/18 Sunny Court, Sunnybank Hills, Qld 4109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 144 m2**

**Type: Townhouse**



Eric Chen

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## Offers invited!

Call out for investors and home buyers. Here is your chance to secure this solid and spacious townhouse within top ranking Sunnybank Hills State School catchment area. It is situated a leafy, peaceful and resort style complex. It's in such a convenient location, just a few mins driving distance to several shopping centres, top school and train stations. Short stroll to City, South Bank bus stop, childcares, shopping square with café, bakery, restaurant and clinic . Some of the highlights are:

- Very spacious townhouse within Sunnybank Hills State School catchment area.
- Currently rented to a very good long term tenant. Unit has been well looked after and is in good condition.
- Rent will be increased \$600/pw from Jul 24.
- A short drive to several shopping centers : Sunnybank Hills Shopping Town, Sunnybank Plaza, Pinelands Shopping Centre and Calamvale Central.
- A few mins drive to Altandi and Sunnybank train station, walk to 131 132 135 bus stops
- All three bedrooms are all air conditioned. Living area also has a ceiling fan.
- All bedrooms are double bedroom with walk in wardrobes.
- Master bedroom is huge with an en-suite and access to a private balcony.. Termite inspection and pest control is carried out once a year for peace of mind.
- Complex is surrounded by parks and reserve land.
- Securely gated, well managed with gym, swimming pool, BBQ and mobile controlled intercom facilities.
- Plenty of visitors car parks.

Call listing agent today for more information and inspection. Eric Chen on 0401417050 or [eric.chen@egevermore.com.au](mailto:eric.chen@egevermore.com.au). 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.