

34 Sunrise Place, Hemmant, Qld 4174

House For Sale

Friday, 24 May 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 402 m2

Type: House



Serena Carter

Best Offers

Welcome to 34 Sunrise Place Hemmant – a splendid haven nestled in a cul-de-sac surrounded by quality homes in a prominent Estate. This chic residence is not just a house, but a home designed for comfort, convenience, community and lifestyle. Every detail has been thoughtfully designed and executed, showcasing an open plan layout that caters perfectly to the first home buyers, young families, retirees and savvy investors.

- Council Rates Approx. \$425.51 quarterly
- Estimated rental return \$840.00- \$870.00 per week

Don't let this opportunity slip away. Contact Serena Carter today to arrange a viewing and make this dream property your own!

Elegant Design & Superior Craftsmanship

- 4 bedrooms 2 bathrooms, 2 car garage
- Builder: GW Homes
- Ceiling Height: 2590mm
- Structure: Robust timber frame construction
- Roof & Fences: Durable colourbond roof and side fences, with gated access on both sides.

Comfort & Convenience

- Climate Control: Enjoy year-round comfort with split system air conditioning units in the main living area, master bedroom, and bedroom 3. Ceiling fans are installed in all bedrooms, the outdoor area, and the living room.
- Gourmet Kitchen: The heart of this home boasts 20mm Caesarstone benchtops, a suite of 900mm premium appliances, a convenient pot filler, and a dishwasher. The kitchen is complemented by a spacious walk-in pantry.
- Bathrooms: Luxurious touches include shower niche in the ensuite and a combination rain/handheld shower for added convenience, and extract fans in both bathrooms and the laundry.
- Water System: Efficient electric hot water system.

Stylish Interiors

- Living Areas: The living areas feature floor tiles, while the bedrooms are comfortably carpeted. The master bedroom and bedroom 3 are adorned with full-height shear curtains for an added touch of elegance.
- Window Treatments: Roller blinds throughout the home provide privacy and light control.
- Lighting: LED downlights with TRI COLOUR options enhance the ambience throughout the house.

Additional Features

- Enhanced Garage: The extended garage with a higher head height accommodates larger vehicles with ease and remote-control door.
- Outdoor Living: The expansive back deck includes a shade/privacy curtain, perfect for entertaining overlooking a beautifully landscaped yard, ideal for family gatherings and outdoor relaxation. The property also features a cozy fire pit area and a veggie patch for green thumbs.
- Smart Amenities: USB power points in the master bedroom & mudroom cater to modern living needs.

Peace of Mind

- Fencing & Security: Fully fenced property ensures privacy and security.
- Safety & Warranty: The property is approximately 2.5 years young and comes with a new house, QBCC 6 years building structural warranty valid until December 2027.

Situated just a short distance from Hemmant railway station, this location offers easy access to Bulimba Creek, local parks, nature trails, and bike tracks. It is also conveniently close to the Wynnum Manly Esplanade, within the Wynnum West State School catchment area, and near private colleges such as Iona and Moreton Bay. Shopping options abound with Wynnum Plaza and the nearby Westfield Carindale and Cannon Hill Shopping Centre. Additionally, there is direct access to the Gateway Motorway, Brisbane Airport, the Gold and Sunshine Coasts, and it is only 11km from Brisbane CBD.

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