

38 Sun Valley Road, Sun Valley, Qld 4680



House For Sale

Tuesday, 28 November 2023

38 Sun Valley Road, Sun Valley, Qld 4680

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 607 m2

Type: House



Donnella Merrett
0400799180

\$429,000

Discover your dream family abode at 38 Sun Valley Road, Sun Valley, QLD, 4680. This beautifully presented, low set solid rendered brick home is perfect for families, first home buyers, and investors alike. With four well-sized bedrooms, plus office, a sparkling pool, and plenty of living space, this property is sure to impress. Upon entering the property, you are greeted by a privately fenced front garden complete with a sparkling in-ground pool, setting the scene for relaxing weekends and entertaining guests. The well-presented gardens continue around the home, providing a tranquil and private setting. Inside, you'll find an open plan living, kitchen, and dining area, as well as a second large lounge room equipped with air conditioning for year-round comfort. Each of the four bedrooms offers built-in robes, with two featuring split system air conditioning. The separate office room presents an ideal opportunity to create a master bedroom ensuite, adding further value to this delightful home. The family bathroom includes a shower, separate bathtub, and vanity. While the under-cover back patio provides an excellent space for outdoor entertaining. The split-level, well-retained backyard also features a handy garden shed for all your storage needs. With 6.6kw solar power and tandem car parking for two cars, complete with an electric roller door, this property is as practical as it is charming. At a glance:

- Low set solid home sits on 607m² fully fenced block.
- Four good sized bedrooms, two with air conditioning.
- Separate office ideally located to create a second bathroom/ en-suited master bedroom.
- Open plan kitchen, living and dining with a spacious second air-conditioned lounge room.
- Kitchen offers dishwasher, electric appliances, plenty of cupboard space and island bench with seating.
- Modern bathroom includes shower, full sized bathtub and vanity.
- Undercover outdoor entertainment area, stepping up to the second level of the backyard and garden shed.
- Sparkling private pool as you enter the property.
- 6.6kw solar power system installed.
- Tandem car parking suitable for two cars complete with electric roller door.
- Council rates are \$3,400 approximately per annum.
- Estimate rental appraisal range is \$450 to \$470 per week.

Don't miss the opportunity to make 38 Sun Valley Road, Sun Valley, your new home. Enquire today! Call Donnella to arrange a viewing and secure your piece of this idyllic location. *Please note some images have been virtually staged for marketing purposes. **Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property**