

**4 Coolgardie Street, Sunnybank Hills, Qld 4109**



**House For Sale**

Wednesday, 3 April 2024

4 Coolgardie Street, Sunnybank Hills, Qld 4109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 610 m2**

**Type: House**



Shirley Chow  
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## Auction

Nestled in the serenity of a tree-lined residential haven, discover this solid, freshly enhanced family abode, radiating charm and endless possibilities. Positioned on a generous 610 sqm plot, this property benefits from a broad driveway and expansive side entries leading to a vast, private grassy backyard, perfect for creating cherished family memories.

Summary: - Upgraded Family Home: Boasting an upgraded electrical board and enhanced lighting.- Spacious Living: Generous 610 sqm block with large grassy backyard and superb privacy.- Modern Touches: Recently renovated kitchen with premium appliances and hybrid timber flooring.- Flexible Design: Highset home with potential for downstairs conversion - ideal for rumpus room or dual living.- Prime Location: Easy access to public transport, schools, parks, and shopping centres. Crafted with a robust timber hardwood structure, steel beams, and a sturdy brick base, this beloved home has undergone a meticulous refurbishment in recent years. It now features an upgraded electrical board and some enhanced lighting, ensuring both functionality and a contemporary flair. Venture upstairs to the sun-drenched porch, an idyllic, covered entertainment space that seamlessly transitions into the main living and dining area. Adorned with near-new hybrid flooring, this area offers a luminous and comfortable setting for family relaxation and media enjoyment. The recently modernised kitchen, open and airy, is equipped with an extensive array of storage solutions, premium appliances, and is strategically placed for effortless indoor/outdoor dining experiences. The upper-level hosts three generously sized bedrooms, each with built-in wardrobes, ceiling fans, and quality blinds, ensuring comfort and privacy. The communal bathroom, recently updated with new tapware, includes a separate shower and bathtub, showcasing impeccable condition. Below, the vast space with over 2.4 m ceiling height offers dual car parking and vast potential for a rumpus room, dual living setup, or a bespoke home office, with easy conversion options for a second bathroom and kitchenette, thanks to pre-existing plumbing. The large, secure backyard invites outdoor adventures and memorable family gatherings, enhanced by a new electrical upgrade, including ceiling fans in living areas and bedrooms, roof insulation, and the prospect for an outdoor patio addition. This property is ideally located within walking distance of bus services, schools, parks, and shopping centres, blending convenience with lifestyle. Having undergone significant updates, this much-loved family home is ready for its next chapter. Seize the opportunity to own a piece of tranquillity and modern living. Contact Shirley Chow today for more details on this exquisite property. Your future family home or investment awaits! 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. Chui Yi Chow with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 36 423 223 183 / 21 107 068 020