

**5 Venosa Place, Sunnybank Hills, Qld 4109**



**Sold House**

Thursday, 21 March 2024

5 Venosa Place, Sunnybank Hills, Qld 4109

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 697 m2**

**Type: House**



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## Contact agent

Auction on-site, 13 April 2024 11:30am

Brimming with pride, purpose and integrity, this property will melt your heart with its charm and sense of family. Sure to capture your heart, this home is immaculately presented inside and out, and exudes a soul with dignified grace. Beautifully proportioned and with a layout that meets the modern family way of life, living here will be easy. Pulling up out front, you will see what we mean. A picturesque snapshot with manicured lawns and hedged gardens greets you and welcomes you home. Entering this 4-bedroom home you will exhale as you overcome with a sense of homeliness and elegant simplicity. Precociousness is out the window here; and in style is a comfortable, modern lifestyle focused on ease of living. Making room for everyone, there is a formal lounge with cathedral timber ceilings, exposed brickwork and beams, a formal dining room, family lounge, meals area and a spacious laundry perfectly suited for families. The kitchen is right in the middle of the action ensuring tummies are well fed and smiles abound with the connectedness this floorplan promotes. The master bedroom is a pure haven and complete with ensuite, walk-in-robe, air-conditioning, and a ceiling fan. Serviced by the spacious and newly renovated main bathroom, the additional three bedrooms all have built-in-robe and air-conditioning making them equally as comfortable and accommodating. Just as enticing as the inside, the backyard is perfect for children and pets. With a fully fenced level backyard, there is a sparkling inground pool encapsulated by manicured lawns screaming for a trampoline or cubby to complement its energy and awaiting a quintessential game of summer backyard cricket with the family, friends, and neighbours. Now, of course such fun needs a spectator or two and the large outdoor entertainer's patio has you covered. The ideal entertaining spot, you will enjoy all the views of frivolity without having to lift a finger, except of course to hold the ice-cold beverage you've prepared earlier. Living is easy with everything at your fingertips! So here's a breakdown of all the conveniences you'll be afforded:

- Located in the catchment of the thriving Sunnybank Hills State School and esteemed Sunnybank State High School
- Local shopping amenities are aplenty with Calamvale Shopping Centre, Calamvale Marketplace, Calamvale Central and Sunnybank Hills Shoppingtown all nearby
- Only a short drive and you are at the ever-popular dining district at Sunnybank
- Parks, bike paths and family friendly facilities are all in proximity
- Only 22 minutes from Brisbane's CBD
- Easy access to Pacific Motorway, Logan Motorway and Gateway Motorway

Sure to be on the wish-list, this home is just that - home. But, like all worthy investments, one must be practical, so let's take a moment to give you a couple more details to confirm your suspicion that this is 'the one':

- 697m<sup>2</sup> level allotment in an established, neighbourly pocket of Sunnybank Hills
- Cathedral timber ceilings with exposed beams + exposed brick features
- Double lock up garage + additional driveway parking
- Modern kitchen with peninsula, breakfast bar, dishwasher, ample storage, and quality fit out
- Newly renovated bathrooms! - Main bathroom with floor to ceiling tiles, twin vanity, and separate toilet
- Multifunctional floorplan promoting modern family lifestyle with 249m<sup>2</sup> of internal living, including formal lounge, formal dining, family lounge, and meals area
- Multiple split-system air-conditioning units in various living areas and bedrooms + ceiling fans
- Envious amounts of internal storage to keep family messes under control
- Enticing inground pool + gorgeously landscaped gardens and manicured lawns + delightful entertaining space + garden shed + private courtyard at front of property
- HUGE solar power system!
- Security screens on windows & doors

There is one thing missing from this list; you. With a sense of authenticity and providing a lifestyle of convenience and adaptability, this family home is truly move-in ready and will prove to be a worthy investment to you and your family both now and into the future. We urge you to join us at one of our open homes. Contact George Yang on 0488 199 888 for further information. Disclaimer: Due to QLD legislation which prohibits a seller or agent from providing a price guide for auction properties, a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.