

**54 Altandi Street, Sunnybank, Qld 4109**



**House For Sale**

Wednesday, 17 April 2024

54 Altandi Street, Sunnybank, Qld 4109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 548 m2**

**Type: House**



Emily Xiong

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## Auction

Offering the utmost in modern, low-maintenance living, this immaculate three-bedroom plus study lowset is ideally positioned on a generous 548 sqm block with a wide 23.3 m frontage. Featuring spacious, air-conditioned living areas and a stylish kitchen with stainless-steel appliances and sweeping stone benchtops, this home caters to every family's needs. The added bonus of a one-bed, one-bath self-contained granny flat or a huge multi-purpose utility room reveals dual-living potential or home business flexibility. Set within the sought-after Macgregor State School catchment and mere moments from local shops, public transport, and parks, this property stands as the perfect first home, downsizer, or investment opportunity. Additionally, its proximity to the foodie hubs of Market Square and Sunnybank Plaza promises superb lifestyle benefits.

**Quick Snapshot:-** Immaculate three-bedroom plus study lowset situated on a generous 548 sqm block with wide 23.3 m frontage.- Spacious air-conditioned living areas and a stylish kitchen with stainless-steel appliances and sweeping stone benchtops.- Dual-living/home business potential with a one-bed, one-bath self-contained granny flat or huge multi-purpose utility room.- Located within the sought-after Macgregor State School catchment, close to shops, public transport, and parks -- ideal as a first home, downsizer, or investment.- Easy drive to Market Square and Sunnybank Plaza for superb lifestyle benefits.

This property's location is unparalleled for families seeking the best of Brisbane's southside living. A leisurely stroll takes you to Altandi Train Station, parks, city-bound buses, childcare facilities, local shops, Sunnybank High, and the renowned Our Lady of Lourdes Primary. For those prioritising education and ease of commute while enjoying idyllic weekends, this area is unmatched. Additionally, residing within the popular Macgregor State Primary catchment ensures quality education is just a short drive away. Not to mention, the bustling Sunnybank Plaza and the foodie paradise, Market Square, offer the finest Asian cuisine Brisbane has to offer.- 400m to Altandi Train Station- 450m to Nathan Road Park- 750m to bus stop- 800m to Our Lady of Lourdes Primary School- 850m to Guardian Childcare & Education Sunnybank- 1.3km to Pinelands Plaza- 1.5km to Sunnybank State High School- 1.7km to Market Square- 2.0km to Sunnybank Private Hospital- 2.1km to Macgregor State School- 2.1km to Sunnybank Plaza

The property's exterior exudes a sleek and low-maintenance appeal with its flawless brick and timber-clad facade. Occupying a spacious 548 sqm block with a broad 23.3m frontage, it ensures privacy with solid, trendy fencing. The driveway provides convenient off-street parking, along with a double carport, and leads to a welcoming front veranda, creating the perfect spot for enjoying afternoon refreshments in tranquillity. Entering through the sliding doors from the driveway, you're greeted by a bright, tiled home office space, perfect for those running a business from home. This area flows into an expansive tiled utility room equipped with a ceiling fan and built-in storage, offering versatility as additional office space, a bedroom, or even a lucrative self-contained granny flat, thanks to an adjoining kitchenette with a sink and a modernised bathroom. A step up brings you into the large, tiled lounge, also accessible directly from the front entrance, which then opens onto the air-conditioned tiled meals area, providing a comfortable setting for entertaining or relaxation. Connecting seamlessly onto the meal area is the stylish kitchen which boasts a chic open design. It features modern cabinetry, sweeping stone countertops, marble-look splashbacks, and all-electric stainless-steel appliances, setting the stage for effortless feast creation. From the granny flat and the internal laundry, two separate back doors lead to the expansive fenced backyard. Here, a vast lawn awaits, offering a safe haven for children and pets to play and explore freely. The interior journey concludes with two tiled bedrooms, each outfitted with built-in robes and ceiling fans, promising comfort and convenience. These rooms are complemented by a contemporary shared bathroom and a separate water closet, ensuring privacy and ease for all residents. This pristine residence represents an unparalleled opportunity to secure a modern, low-maintenance home in Sunnybank, renowned for its family-friendly atmosphere and superb lifestyle benefits. To discover more about how this property can enhance your lifestyle, contact Emily Xiong today. 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.

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