

6 Salix Place, Sunnybank, Qld 4109



Sold House

Tuesday, 7 May 2024

6 Salix Place, Sunnybank, Qld 4109

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 672 m2

Type: House



ROXANNE LIU

0421825557

\$1,350,000

Nestled within the coveted 'Walk to Market Square' precinct and esteemed MacGregor Primary School catchment area, discover this enduring double brick home boasting a solid steel frame and exquisite hardwood Cathedral ceiling. Set upon a generous 672 sqm land on a tranquil cul-de-sac beside local park, this single-level residence exudes timeless charm and offers a luminous, breezy lifestyle. The expansive sunken living area, adorned with a cozy fireplace, beckons families to gather and unwind. Additionally, a capacious rumpus/family room provides versatile space ideal for a teenager's retreat, in-law accommodation, home office, or media hub. Benefiting from its proximity to amenities just mere steps to Market Square, Sunny Park and Sunnybank Plaza, with Brisbane City just 14km away, this property invites you to infuse it with your personal touch. Whether envisioning your dream home or seizing a lucrative investment opportunity, the potential is boundless. The motivated seller is committed to auction, unless sold prior!

Key Features:- Expansive 672 sqm land- 4 bedrooms, 2 bathrooms, 3 toilets and double carport layout- Low maintenance yard - Optimal north-facing living areas for Queensland climate and natural lighting - 21m Wide building front - Solid steel frame construction- Rare low-set double brick build- Charming Cathedral hardwood ceiling with louver windows- Insulated roof plus 2 WhirlyBirds/Roof Vent- 2 Skylights on the south for additional natural lighting - Spacious dual central living area with featured fireplace- Separate kitchen with adjoining dining area- Enormous rumpus/family area ideal for various uses- Double carport with ample additional parking space- Rear shed for tools and storage- Securely fenced pool with merbau deck- 3,000L water tank for pool top-up- 3KW Solar panels- 250L electric hot water system installed in 2020- Colorbond roof installed in 2014- Front colorbond fence installed 2018 - Side colorbond fence installed 2022 - Front gate, porch, kitchen walls and laundry walls repainted with 5 years workmanship warranty from 2024- New carpet bordering sunken lounge installed with lifetime labour guarantee from 2024 - 7 split system reverse cycle air-conditioners- Remote-controlled electric gate

Certificates and Reports:- 8 hardwired interconnected smoke alarms installed with certificate from April 2024- Pool safety certificate effective from May 2024- Building and pest inspection completed with report 17 May 2024

Location Highlights:- 650m to prestigious MacGregor State Primary School- 650m to Sunnybank Market Square- 14km to Brisbane CBD

Close Proximity to Major Shopping Centres:- 700m to Sunny Park Shopping Centre- 1.2km to Sunnybank Plaza- 2.3km to Westfield Garden City

Nearby Sporting Facilities and Recreational Facilities:- 350m to 12 netball courts- 500m to 3 football fields- 500m to cricket grounds- 500m to basketball half-court- 500m to local park and bikeways- 500m to fully fenced dog off leash park- 950m to 6 tennis courts- 2.4km to indoor rock climbing- 2.8km to BOUNCEinc- 6.0km to International Badminton Centre

Public Transport:- 240m walk to bus for Westfield Garden City and Griffith University- 1.2km walk to buses for city and UQ- 1.7km to Altandi train station

Hospitals and Healthcare:- 1.2km to McCullough Medical Centre- 1.2km to Sunnybank Private Hospital- 4.0km to QEII Hospital

Don't miss your chance to secure a piece of this flourishing community! Save the auction date and make your move toward a brighter future.

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