

110 Troughton Road, Sunnybank, QLD, 4109



House For Sale

Wednesday, 25 September 2024

110 Troughton Road, Sunnybank, QLD, 4109

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Jon Smith

0483111888

Unparalleled Charm Meets Modern Convenience - Must Be Sold!

Smith and Li are very proud to present 'Attunga House'. Meaning 'high place', and for good reason, this beautiful Queenslander sits perfectly on the elevated part of the street, capturing the cool summer breezes from your front deck..

With polished hardwood floors throughout, this impressive home combines a seamless blend of period charm with modern convenience making it ideal for everyday living or entertaining, ensuring a comfortable and inviting environment for friends and family. Well maintained, and freshly painted throughout, there is literally nothing left to do but move in and enjoy this wonderful home.

As soon as you enter you are hit with that sense of rest and relaxation as you are immediately welcomed into the generous living areas. This flows perfectly to the modern kitchen (with a large walk-in pantry) and dining area, plus your own private balcony, the perfect place for your morning coffee and tea, or your evening glass of wine or beer.

The added bonus to the home, and the potential for massive capital gains, is in the fact that the home is already raised to legal height, just waiting for the next owner to build in underneath and make this a full 5 bed, 2 bath home with separate living areas (STCA).

Take the 3D tour to discover:

- Elevated position
- 3 generous bedrooms
- Modern kitchen and bathroom
- High ceilings
- Polished floorboards throughout
- Front and rear balconies
- Low-maintenance and well presented fully fenced yard and garden
- Double lock-up garage

The location doesn't need any further endorsement.

- 15 min from Brisbane CBD
- Short walk to both Coopers Plains Railway Station and bus transport to the City and surrounds
- Great Schools nearby including St Thomas More College.
- Less than 5 mins from Griffith University
- Less than 5 mins from QEII Hospital and Sunnybank Private Hospital
- Less than 5 mins to a selection of 3 Sunnybank Shopping centres with an array of great cafes and restaurants.
- Less than 10 mins away from Westfield Mt Gravatt / Garden City
- Short stroll to great parks and walk / cycleways at Brittain Park and Beryl Roberts Park.

This much-loved and well-maintained home will surpass all expectations of day-to-day ease and year-round comfort. Now ready to welcome a new owner, this value-packed property will impress any buyer who recognises the sought-after combination of low maintenance lifestyle and true convenience.

Building and Pest Report available upon request. Offers are encouraged prior to auction. Don't miss out on this great opportunity to purchase in a suburb in growth mode, so close to everything, and with so much potential. Stake your claim Call Jon Smith and Sandy Taylor today!