

**12 Pattie Street, Sunnybank Hills, QLD, 4109**

Place. 

**House For Sale**

Tuesday, 3 September 2024

12 Pattie Street, Sunnybank Hills, QLD, 4109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



David Song

0435753622

## High-set family home moments from schools and shops

Auction Location: Onsite

Within the sought-after Sunnybank Hills State School Catchment

Much loved by the current owners and ready for you to enjoy, this is a delightful family home that you will be happy to call your own. The high-set layout and great-size yard offer plenty of room to move, play and entertain while the enviable Sunnybank Hills location ensures a life of absolute convenience.

Soft muted colour tones and ample natural light create a warm and welcoming feel in the open lounge and dining area. Here, you are treated to split system air-conditioning and a ceiling fan along with direct access to the covered rear deck.

Depending on your vision for the property, you could look to update the neat and tidy kitchen or enjoy as is with a tiled backsplash, a freestanding cooktop and a corner pantry.

A dedicated study area is perfect for remote working or the kids' homework and there are three good-size bedrooms and a well-appointed bathroom.

Need even more space? The large Titan shed, located at the back of the house is complete with a concrete slab, power, lights, workbenches, storage racks, a TV, 2 opening windows, whirlybird and double opening door for large objects. Perfect for any extra storage.

As the lucky new owners, you will also be treated to garage parking, additional air-conditioning and security screens for peace of mind. The enviable location is sure to attract a wide variety of house hunters with local parks, schools, shops and bus stops all within easy reach.

- Within the sought-after Sunnybank Hills State School catchment
- A high-set layout offering 3 bedrooms, a study and a bathroom
- Open-plan lounge and dining leading to the covered rear deck
- A functional kitchen with an electric stove, oven and a corner pantry
- Four split system air-conditioning units and two ceiling fans
- Security screens have been installed offering peace of mind
- A fenced yard, a bar area, a shed and low-maintenance landscaping
- Set along a quiet street close to the Stones Road Reservoir Park
- Walk to bus stops, Sunnybank station and Les Atkinson Park
- Only moments from Pinelands Plaza and a selection of local shops
- Families will love being so close to sought-after schools

### Disclaimer:

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.

If the property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.