

**19 Clovelly St, Sunnybank Hills, QLD, 4109**



**House For Sale**

Wednesday, 25 September 2024

19 Clovelly St, Sunnybank Hills, QLD, 4109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## **FAMILY FAVOURITE - RENOVATED HIGHSET THAT'S CLOSE TO EVERYTHING!**

Ticking all your boxes, this highset brick home is as solid as the day it was built and having recently had modernisations completed, this is certainly a great buy for families wanting a move-in-ready home and investors alike! A home in a leafy pocket with a neighbourly community this is the place to set down roots and live your best life.

High atop of an elevated allotment, this parcel of land offers a wide frontage and from the balcony, you will love sitting back, enjoying the sweeping panoramic vistas to behold.

Making this property charge to the top of your wish-list, our vendors have taken care of all the hard work. Sparing no expense and with thoughtful consideration the kitchen and bathroom have been recently renovated, ensuring you can take advantage of a home ready for living.

As she stands, proud and poised, this is an enthusiastic and authentic family home that gives great proportions and a floorplan that is adaptable and considered. Upstairs hosts 3-large bedrooms, a family sized kitchen with all the inclusions you would expect, a spacious open plan living and dining area, and the family bathroom.

The ground level promotes recreation with a rumpus and living area and there is a double lockup garage to securely accommodate two vehicles. With so many possibilities the versatility of this home is undeniable.

And, don't worry about losing your weekends to arduous upkeep! The yard is a great size for kids and pets and has a fully fenced backyard making the fun times start immediately! The grounds are low maintenance with ample lawns for cartwheels and play equipment, and established trees.

Neat and tidy, this home is move-in-ready, and with a location aimed at minimising commutes and maximising a quality lifestyle you will appreciate all that is on offer. Offering families plenty of educational choices there are quality state, independent and private campuses in proximity, childcare centres, shops, parks, and public transport. Moreover, the home's proximity to motorways allows for swift travel to the city, north and south coasts and regional hotspots.

### Key features:

- Recently modernised & move-in-ready this house feels like home!
- Reverse-cycle air-conditioning | ceiling fans
- Perched atop of an elevated allotment securing cool summer breezes and vast panoramic vistas!
- BIG, fully fenced backyard for the kids and pets to play in | landscaped for low upkeep | double lockup garage
- 3 large bedrooms
- RENOVATED bathroom with separate toilet
- RENOVATED kitchen
- Striking hardwood timber floors upstairs | bright, neutral colour palette
- 21-minutes from Brisbane's CBD
- Easy school runs - 4-minute drive to Sunnybank State School & 5-minute drive to Sunnybank State High School
- 7-minute drive to QE2 hospital & 6-minute drive to Sunnybank Private Hospital
- 3-minute drive to Sunnybank Train Station & walk to city bound bus routes
- Toddle to Les Atkinson Park for family outdoor adventures
- Short drive to Pinelands Plaza with local shops with a medical centre, Sunnybank Hills Shoppingtown, Calamvale Central, the culturally rich shopping and foodie hub at Sunnybank & world class Westfield Mt Gravatt

What a fabulous opportunity is before you! Imagine yourself securing this modernised, move-in-ready home in a

preferred southside suburb and settling in all ahead of Christmas! So, what are you waiting for?

Contact Nick Yamada and Jeremy Fan today.