

349 Sumners Road, Riverhills, Qld 4074



House For Sale

Wednesday, 26 June 2024

349 Sumners Road, Riverhills, Qld 4074

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 608 m2

Type: House



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Expression of Interest

The charm of the 1980's bygone era is littered throughout the 4074 postcode. This family residence is the perfect example of that! Boasting a sun-kissed in-ground vinyl lining pool, surrounded by lush greenery and a spacious rear yard, perfect for soaking up the warmth and watching the kids kick the footy around. Beautifully presented on an elevated 608m² allotment, this proudly renovated two-level dwelling holds prime position for expansive views across the heart of Riverhills and Beyond. With some of the Centenary's best recreational facilities, shopping, and entertainment options right at your doorstep, this incredible family home offers, but is not limited to;

- 4 Beds +MPR. 2 Baths. 2 Car. Multiple Living.
- Inground Vinyl Lining Pool. 6.6kW Solar System
- 608m Elevated and Flood Free.
- 25 Minutes to Brisbane CBD. 7 Minutes to Mount Ommaney Shopping Centre.

Downstairs:

- Large bedroom/MPR and sizeable study/home office. Bedroom featuring split system A/C, full-length WIR and curtains. Freshly renovated well-size study/home-office ideal for home studio including fan and downlights.
- Large activity room, the ideal parents retreat including a large split system A/C. Downstairs serviced by a low-maintenance bathroom featuring a freestanding shower, vanity and toilet.
- Large Separate Laundry with custom cabinetry and cavity for washing machine and dryer. Direct access to the rear yard.
- Sun-drenched inground vinyl lining pool, complimented with sandstone coping, well-manicured lawn and greenery.
- Extended driveway with room for boat, caravan or both!

First Level:

- Three well-sized bedrooms; including a large master suite with BIR, sheer curtains and split system A/C. Bed 2 offering generous space with split system A/C, BIR and ceiling fans.
- Recently renovated main bathroom appointed with freestanding bath and shower and floating vanity.
- Open plan. Natural light and airy main living area seamlessly blending the kitchen, living, dining, and outdoor deck. Serviced by a large main split system A/C.
- Two balconies servicing views from both the front and rear of the yard.
- Modern entertainers' kitchen, premium extended stone benchtop, sizeable built in pantry and beautifully appointed with European appliances, conveniently positioned to service and entertain all zones with ease.

Inclusions:

- 6.6kW Solar System
- Inground Vinyl Lining Pool
- Garden Shed
- Plantation Shutters
- 5,000L Water Tank
- Separate 2 Way Laundry with Custom Cabinetry
- Split System A/C Throughout
- Well Presented Family Home
- Fenced and Secured.

Short Walk to:

- Middle Park State School
- Riverhills Shopping Plaza
- Park Village Shopping Centre
- Tigris Street Dog Park
- Eden Academy Riverhills
- Multitude of Local Amenities and Eateries.

Short Drive to:

- Mount Ommaney Shopping Centre
- Centenary State High School
- Darra Train Station
- Ease of Access to Centenary Highway.

With the Olympic games in sight and a pandemic-driven lust for quality family homes, everyone wants to buy a home in Queensland's Southeast right now. This is the place to be, offering space, privacy, modern conveniences, and comforts with strong potential for capital growth. Expression of Interest, Closing Thursday the 18th of July 2024 at 5:00PM, if not SOLD prior. For any further questions or queries, or to arrange for a private inspection, please call Moses Nguyen on 0433 397 801 or Reza Askari on 0460 923 536.