

**41 Lampson Street, Sunnybank, Qld 4109**



**House For Sale**

Friday, 12 April 2024

41 Lampson Street, Sunnybank, Qld 4109

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 435 m2**

**Type: House**



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## Auction

You will be hard pressed to find another residential property of true scale, exceptional quality and location that offers you this type of flexibility. This beautifully presented, uniquely configured home gives you the freedom to structure your family living just the way you want. This stunning family-friendly property will put you at ease from the moment you arrive with multiple living areas, a true dual living, ample outdoor entertaining space, multiple ensuites, high ceilings and quality fixtures throughout and a good-size lot complete with a modern in-ground swimming pool. Our instructions are clear from the vendors, this property **MUST BE SOLD ON OR PRIOR TO AUCTION**. Owners are fully committed and will consider all reasonable offers prior to potentially selling it to the best offer with the best conditions! Auction Details: Saturday 4th of May On-site at 11:00AM Bidder Registration Link: <https://auctionslive.com/app/bidder-registration/GBqy3> Feel the buzz of excitement as you pull back the grand front doors and reveal an amazing foyer showcasing towering ceiling heights, exotic chandelier and elegant staircase that connects to the extensive upper level. A true dual-living with 2 modern kitchens, separate living and dining areas on both levels, and well appointed large bedrooms spread across both levels with their own ensuites. The grand entrance invites you to step inside and explore the split-level ground floor with a large high-ceiling living room and an open-plan gourmet kitchen, dining and family area. A large bedroom downstairs with a modern ensuite, large internal laundry and a shared modern bathroom and a powder room. From here, you can step outside and host guests while overlooking the modern pool with water feature, an extended covered patio and easy access to the modern kitchen which open up to the outside. Three extra large bedrooms are perched elegantly on the first floor including your private and luxurious master suite with a walk-in robe and grand ensuite. A well-appointed main bathroom adds convenience, ducted air-conditioning, security screens, a solar system and so much more. This is a home that can generate a serious income with its dual living; or simply provide a superb living environment for a blended or extended family situation. The rental potential sits above \$1,500-1,600 per week in the current market and this home would be snapped up by quality tenants instantly! Boasting many premium finishes this home includes:- This grand family home boasts 4 extra large bedrooms and 4 bathrooms- Enjoy multiple living areas and dual living at its best- An in-wall central vacuum system- Striking design with banks of windows flooding the home with natural light, air flow and creating opportunity to enjoy the views- Eco-ducted air conditioning system- Modern and new fixtures and chattels' throughout - A new solar system- Flawless and unique floor plan- Modern in-ground swimming pool with water feature- Large covered decking with a modern glass balcony- Near new driveway and double garage- Water tank and garden shed

**Ground Level:-** Guest bedroom downstairs with private ensuite and an additional powder room facility.- Beautiful and spacious formal lounge & dining with modern folding glass doors is tiled and flows to the grand covered patio with views across the pool.- Amazing fully fitted modern kitchen with panoramic window overlooking the patio and pool and connecting living space. It features smooth worktops; large island bench for breakfast bar seating; soft close joinery in soothing white; handy appliance cupboard; new oven with separate grill, ceramic hob with integrated exhaust above and dishwasher.- Super near new alfresco patio is fully covered and perfect for enjoying private and happy social times with friends.- Separate laundry- Ample storage space with separate linen cupboards and pantry

**First Floor:-** A second modern open plan kitchen- A large balcony connected to the second living area- Separate dining- Upstairs is a serene haven for sleep and restoration, it includes a massive master bedroom with retreat area, walk in robe and luxurious ensuite with dual vanity and full tiled design.- Further two bedrooms on this level, both with BIR's and quality bathroom access

**Location:-** Mins to bus stop & train station- Moments to Sunnybank Hills Shopping Town, Market Square and Pinelands shopping center- 15 Mins to Brisbane CBD- Moments from Sunnybank Hills State School, Runcorn Heights State School, various parks and transport links

Contact Syed Ali @04165 498 295 or Edith Tam @0433 440 732 to register your interest or to book a private inspection. All open home timings will be posted online weekly. 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.