

46 Alphitonia Crescent, Sunnybank Hills, QLD, 4109



House For Sale

Friday, 16 August 2024

46 Alphitonia Crescent, Sunnybank Hills, QLD, 4109

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

TIMELESS ELEGANCE - FULLY RENOVATED, SPACIOUS 4-BEDROOM FAMILY HOME

46 ALPHITONIA CRESCENT, SUNNYBANK HILLS

Presenting to the market in a condition "as good as new", this fully renovated lowset home will make an impression on those wanting a turn-key experience. Cherishing every detail of this home you will appreciate the cathedral ceiling, spacious family conscious floorplan and ducted air-conditioning to ensure year-round comfort is yours for the taking.

Welcome home to refinement and contemporary living. Beyond the ultra-wide entrance, you float through a home that optimises sophistication and timelessness. Opening your eyes to a world of possibilities this home showcases clean lines, a soft muted colour palette and elegant plantation shutters creating a residence you will want to come home to.

The sprawling artisan kitchen is a hallmark signature of this home and will bring your loved ones together. Gaining inspiration is easy with an inspired blend of industrial chic complimenting the white joinery and stone countertops whilst the large window bathes the kitchen in natural light. With gas cooking, quality appliances, kitchen island and plumbed refrigeration facilities, modern cooking is an indulgence all on its own.

Emerging with seamless integration, there are two outdoor areas for entertaining and relaxing. The main alfresco area is large enough to comfortably multiple zone for leisure and dining and will arguably become your favourite room of the home. Undercover and private, you will be set to entertain many a gathering here whilst you oversee your low-maintenance backyard that is "family life" approved.

The master bedroom is beautifully finished, and has a large walk-in-robe and a twin-vanity ensuite with stone counters, freestanding soaking tub, and an oversized shower with dual rainforest shower heads. Additionally, no-one in the family will feel they are missing out with the sizes of the additional three bedrooms and the comforts they offer!

Making the choice easy, here is a quick recap for consideration:

- large entry way leads to open plan lounge, dining, kitchen and rumpus
- 4-large bedrooms | 4 th bedroom could be used as a media room or home office
- fully renovated to a meticulously high standard - ducted air-conditioning | downlights | rooms with large proportions | cathedral ceiling | plantation shutters | ceiling fans | seamless indoor /outdoor integration double lockup garage | additional parking on driveway large parcel of land | fenced backyard with wide side access for tradies, a boat or trailer | established 'lazy landscaping' ensure you don't lose your weekends to arduous upkeep | kids and pets approved backyard | rainwater tank

Adding to the home's credentials, you are:

- 20-mins drive from Brisbane's CBD in catchment for Sunnybank Hills State School & Sunnybank State High School
- train and bus networks are easily accessible
- parklands surround for a hive of outdoor play amongst a plethora of shopping & dining opportunities - Pinelands Plaza, Sunnybank Hills Shoppingtown, Calamvale Central, Sunnybank shopping and dining precinct and Westfield Mount Gravatt
- a short drive to QEII Hospital, Sunnybank Private Hospital and newly opened Eight Mile Plains Satellite Hospital

Perfectly prepared for its next family, you will appreciate the homely warmth that will make you never want to leave. We welcome you to join us at one of our upcoming open homes; you are sure to be captivated with all this residence has to offer! Contact Jonathan Law today for further information.