

**73 Agnes St, Sunnybank, QLD, 4109**



**House For Sale**

Sunday, 8 September 2024

73 Agnes St, Sunnybank, QLD, 4109

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Dual Living Potential Family Residence!

Conveniently positioned moments away from Sunnybank Plaza, Pinelands Plaza, Altandi Station and nearby schools. This charming 4-bedroom highset residence offers a perfect blend of tranquillity and accessibility. It occupies a sprawling 541sqm rectangular shape of land and a wide frontage of 14.9 metres. Offering maximum convenience but situated away from the hustle and bustle of Mains Road, this home provides a serene retreat in the heart of Sunnybank.

On the upper level, the home reveals its smart layout, highlighted by a spacious living area where the kitchen and dining are easily accessible. The kitchen's sleek design and premium finishes make it a chef's delight, while the adjoining dining area provides the perfect setting for intimate gatherings or lively meals with loved ones.

Highlights include:

- 4 Bedrooms with Built-In Wardrobes and a centralised Bathroom
- Combined Lounge & Dining with Split System Air Conditioning
- Ceiling fans in all rooms | Air-conditioning in master bedroom
- Kitchen | Centralised bathroom | Sunroom | Balcony

Descending to the lower level, you'll discover a generous rumpus area and a study room alongside a versatile storage space and a separate bathroom, the downstairs area is suitable for growing families or those looking to create another living area for the whole family.

Highlights of the downstairs area include:

- 2 x Multipurpose room with window | Air-conditioning
- Huge separate living area that can be used for family gaming/entertainment theatre
- Internal laundry | Bathroom
- Double lock-up double garage | Driveway parking
- Backyard suitable for outdoor entertainment
- Outdoor garden shed | Low maintenances back yard

With its prime location and promising prospects, this property epitomises the essence of coveted Sunnybank living. 73 Agnes Street, Sunnybank offers a flawless balance of scale and convenience and will not last long.

Our instructions are clear - this property must be SOLD! To ensure that you do not miss out on this opportunity, register your interest today.

Disclaimer:

All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.