



44 Snowdon Street, Alexandra Hills

## Family Approved Home!

This beautifully positioned family home sits on a generous 711m<sup>2</sup> block in a highly sought-after, family friendly pocket of Alex Hills. Upstairs, the open-plan living, dining, and kitchen areas form the heart of the home, seamlessly flowing onto balconies at both the front and rear that overlook the homes incredible inground pool. Downstairs boasts a versatile multipurpose room with bar, study/ work nook and recently renovated family bathroom, creating an incredible opportunity for dual living or an additional living space. With its flexible floorplan and convenient location just a short drive from local shops, cafés, parks, and playgrounds, this home offers the perfect blend of lifestyle and practicality.

- Open-plan living, dining, and kitchen with timber floors, flowing effortlessly onto generous front and rear decks
- Kitchen with gas cooktop, electric oven and dishwasher with ample cupboard space
- Versatile downstairs living area with bar, study/work nook, and newly renovated bathroom with shower, vanity, and toilet - ideal for dual living or additional living space
- Four upstairs bedrooms, all with ceiling fans; one with a double wardrobe and two with built-in robes
- Stylish upstairs bathroom with shower and double vanity
- 711m<sup>2</sup> back yard fully fenced, secure block with landscaped front gardens

4 2 2

### FOR SALE

Offers Invited

### VIEW

Sun 26th Apr @ 12:00PM - 12:30PM

### AGENTS

Karen Renouf

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### AGENCY

LJ Hooker Property Centre

(07) 3286 2500

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- Well-maintained lawn overlooking a large in-ground pool with water feature, surrounded by established gardens
- Double garage with built-in sink and additional storage, currently utilised as a laundry, plus side access for a caravan or trailer
- Additional features include 16 solar panels (4kW system), heat pump, split system air conditioning, ceiling fans, and timber flooring throughout
- " Minutes to Alexandra Hills Shopping Centre, local parks, playgrounds, cafés, and restaurants and close to quality schools including Alexandra Hills State High School, Alexandra Hills State School, St Anthony's Catholic Primary School, Ormiston College, and TAFE Queensland

## MORE DETAILS

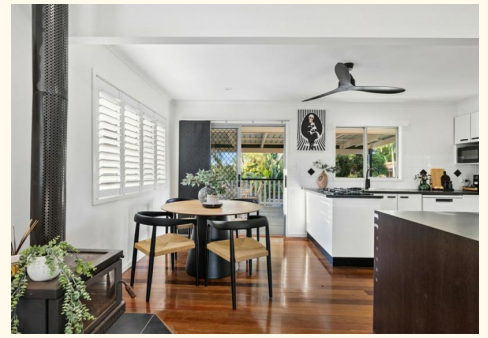
Property ID	BU6XF2S
Property Type	House
Land Area	711 m2
Including	Air Conditioning
	Pool
	Deck

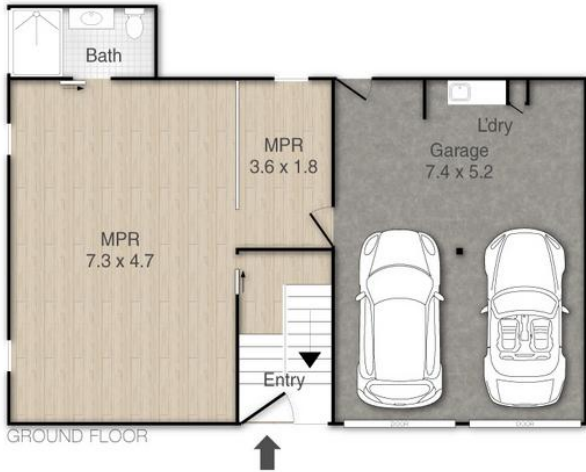
### Karen Renouf 0413 473 461

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## 44 Snowdon Street, Alexandra Hills

Total Approx Floor Area: 232m<sup>2</sup>

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.



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