



17 Linaria Circuit, Drewvale

Family-Size Home With 2 Living Areas & A Big Lawned Yard

Freshly painted to impress its lucky new owners or tenants, this 4-bedroom brick-veneer home sits inside the coveted Stretton State College, making it a top choice for anyone looking to settle into a family-friendly neighbourhood through the schooling years and beyond!

Highlights:

- Tiled open-plan kitchen/dining area with electric cooker, energy-efficient dishwasher, AC
- Brand-new vinyl floors lounge + a big covered outdoor patio overlooking the grassy, fenced backyard
- 4 bedrooms with brand-new wood-look vinyl floors; front room with bay-window views to the front garden
- Master ensuite + a second bathroom (shower & tub), double garage + parks on the driveway
- Walk to ALDI, a short drive to Calamvale Central/ Grand Plaza & the Logan/Gateway Mwys

This is a sizeable block of 501m² and the home enjoys an elevated position on it, a wide driveway framed by lawn, gently rising to meet a double garage with roller door entry.

4  2  2 

FOR SALE

Please Call

AGENTS

Ana Wang
0426 667 789
anawang@ljhsbh.com.au

Ling Li
0450 450 703
lingli@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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 **LJ Hooker**

Inside, updated lighting showcases newly whitewashed walls and it's easy to imagine how you could decorate each room with your personal treasures to make this place your new 'home sweet home'.

Tiled for durability and easy cleaning, the combined kitchen/dining hub is a light-filled space with a slightly raked ceiling, AC and a fan. A high-topped dining bar defines the cooking area, where you'll find ample storage, a modern dishwasher, electric cooktop and under bench oven; the meals' side extends through a screened glass slider onto a covered outdoor patio.

Branching off the kitchen, the new vinyl floors lounge could be set-up as a rumpus if you needed, depending on the age and interests of your kids - although if they're the outdoorsy types, there's loads of lawn across the fenced backyard for them to safely play about on!

The four bedrooms have been refreshed with low-maintenance wood-look vinyl. The master features a private ensuite, while the additional bedrooms share a spacious main bathroom with both a shower and tub.

Whether you're looking at this for yourself or as an investment, this is a top location - especially for families. When they're old enough, the kids can ride their bikes to nearby Stretton State College and walk to ALDI, parks and buses heading into the city, passing all of Sunnybank's most popular shopping precincts along the way! For you, it's a short drive to Woolies at Calamvale Marketplace and onto the Logan/Gateway Motorways.

Jump on this one fast because it won't be around for long in this hot property market.

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 60 625 175 849 / 21 107 068 020

MORE DETAILS

Property ID	B41JF4R
Property Type	House
Land Area	501 m2
Including	Air Conditioning Toilets (2) Courtyard Dishwasher Built-in-Robes Fully Fenced

Ana Wang 0426 667 789

Agent with Zora Liu | anawang@ljhsbh.com.au

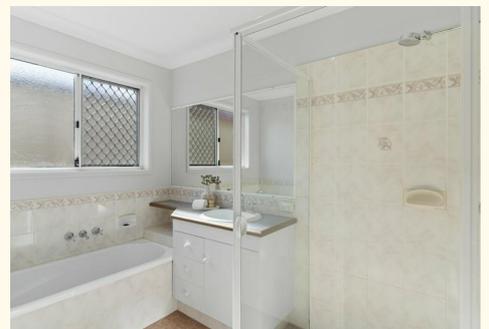
Ling Li 0450 450 703

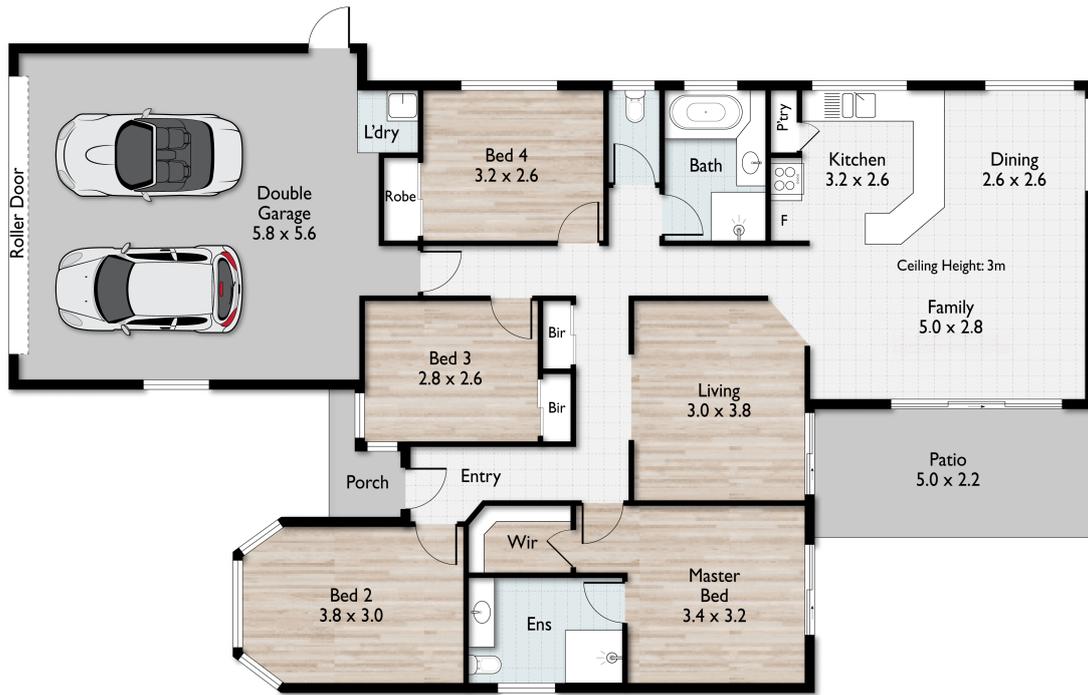
Sales Agent | lingli@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





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Scale in meters. Indicative only. Dimensions are approximate.
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