



Ellen Grove, 51 Sinclair Drive

SOLD BY STEPHANIE TRAN

Whether you move in yourself, rent this out or landbank for a dream build down the line (STCA), securing this property will get you in on the ground floor of a suburb well-on-the-rise in Brissy's booming south-west.

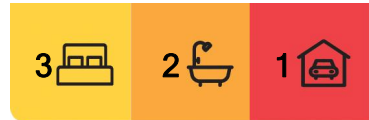
Highlights:

- Capital growth area, central to schools, public transport, and access to the M2
- Big block backing onto gorgeous natural bushland, no rear neighbours
- Polished timber floors, AC & fans through upper living room + all 3 bedrooms
- Modern kitchen with stainless steel appliances and ample storage
- Sunroom upstairs, big rumpus below + 2 more MPRs and a handy bathroom
- Generous side access allows you to easily drive your car or boat to a secure carport in the backyard.

The existing home has a swag of social spaces with a big rumpus and 2 additional multi-



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Please Call

View
ljhooker.com.au/B2J3F4R

Contact
Stephanie Tran
0433 606 668
stephanietran@ljhpp.com.au

LJ Hooker Property Partners
07 3344 0288

purpose rooms downstairs, and a timber floored lounge above next to a tiled contemporary kitchen/meals area, along with a front sunroom and a patio overlooking a grassy backyard.

The kitchen/dining area is a highlight with dark durable benches across reams of white cabinetry, one-wipe tiled splashbacks, and a statement stainless rangehood over an electric cooktop and oven.

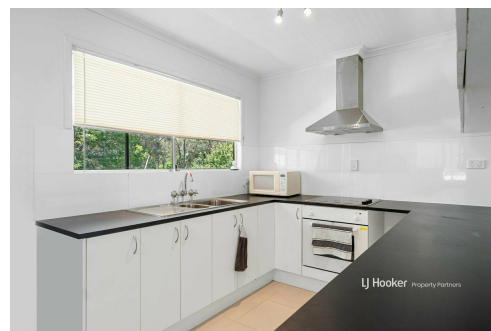
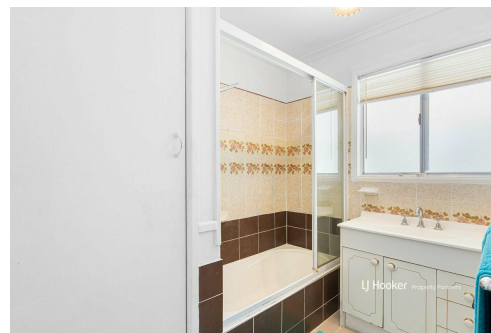
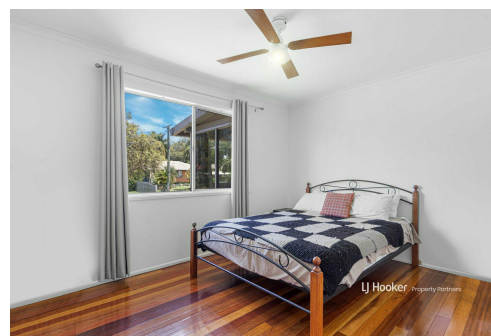
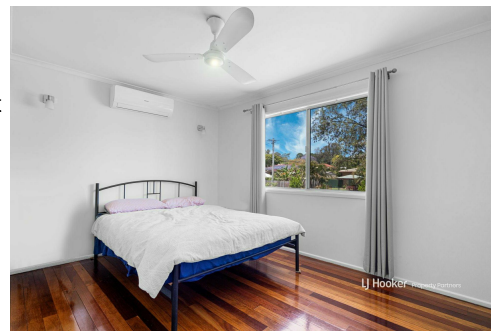
The adjoining timber-floored living area is fan-cooled and fitted with a hefty wall-mounted split system AC to take the sting out of summer and keep winter's cosy. It's a similar set-up in the 3 bedrooms - with fans in all and AC in 2.

Both bathrooms, up and down, have space saving shower over bath combos, with the toilet next door to keep traffic on the move at morning peak hour!

Speaking of the school-routine, getting there will be a breeze with Carole Park State School a 3-minute drive (20 on foot) and a handy 15-minute bus ride to Forest Lake High. Other amenities close by include a park (500m), Forest Lake Shopping Centre and lakeside wanders (8-minute drive), Gailes Golf Course, Orion Springfield and Richlands train station (9 minutes).

With values on the way up in Ellen Grove, this is an investment opportunity you don't want to miss.

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.



More About this Property

Property ID	B2J3F4R
Property Type	House
Land Area	728 m ²
Including	Air Conditioning Toilets (2) Balcony Outdoor Entertaining Built-in-Robes Fully Fenced

Stephanie Tran 0433 606 668
Agent | stephanietran@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



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Property Partners
07 3344 0288

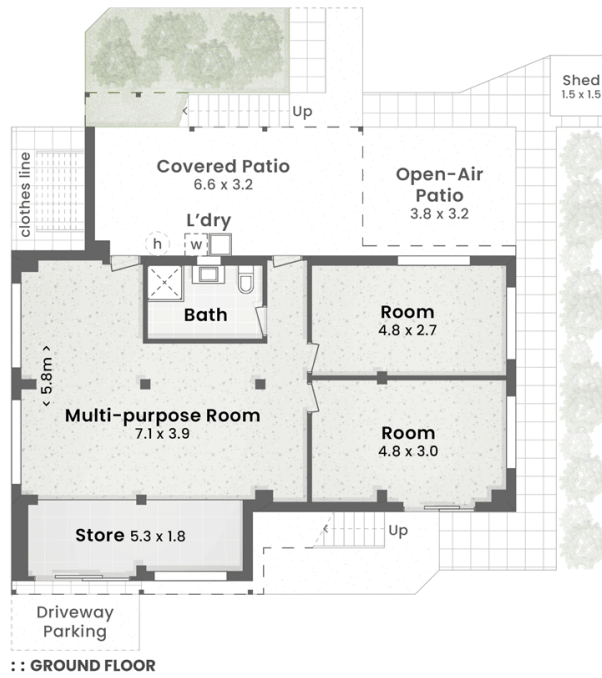
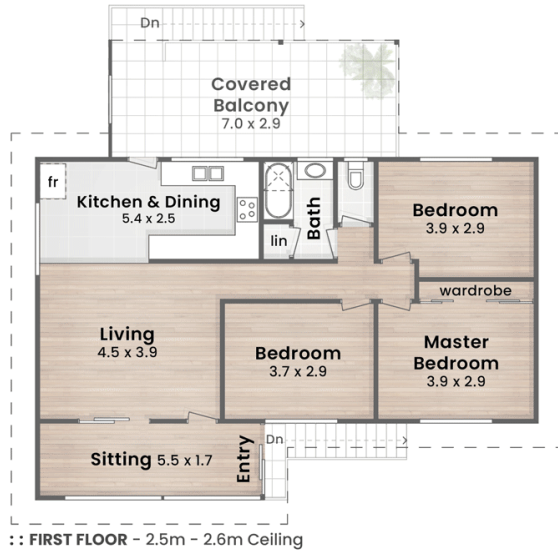
51
Sinclair Drive
ELLEN GROVE

-  728m²
-  3 Bed + MPR
-  2 Bath
-  1 Car + Off-Street

Upper Internal 93m²
Lower Internal 90m²
Covered Externals 46m²
Carport 15m²
Total 244m²



DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at: www.puredesignconcepts.com.au



LEGEND

- 1. Driveway Parking | 2. Stairs up to Entry
- 3. Clothes Line | 4. Covered Patio
- 5. Open-Air Patio | 6. Shed (1.5 x 1.5)
- 7. Grass Yard | 8. Carport (4.8 x 3.1)
- 9. Garden Shed (3.0 x 3.0)

