



202 Nottingham Road, Parkinson

SOLD BY LYNDA SIMPSON

With its impressive array of 4 indoor living areas, huge alfresco patio and secure backyard, this sprawling 2-storey is essential viewing for large families and can be secured with all its furniture.

Highlights:

- Family room & rumpus + a combined formal lounge/dining area - all carpeted
- Big kitchen with WIP overlooking a tiled, glass-enclosed casual meals/living hub
- Another living area upstairs + 4 carpeted beds - the master king-size with WIR & ensuite
- Full bathroom upstairs, a powder room below + the laundry & a private study
- Secure double garage, loads of understairs storage, 2 rainwater tanks + a fountain

All up, there's an incredible 415m² under roof here, the generous 800m² block easily able to accommodate the house/double garage and still have room for lush-lawned yards framed by established gardens - there's even a water fountain to greet you as you walk to the front porch.

Built in the early to mid '90s, the house was designed in the timeless open-plan style. Downstairs the tiled kitchen has masses of storage

4 2 2

FOR SALE
Under Contract

AGENTS

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Interested parties must rely solely on their own enquiries.



and bench space, including an island prep station, a big WIP and room for a double-door-fridge. It sits beside a casual meals/living area framed by full-height windows, with a slider onto a massive undercover outdoor entertaining space!

The other social hubs are all carpeted - a family room, adjoining rumpus, and combined formal lounge/dining area downstairs - a teen-retreat above, central to the 3 kids' rooms, with a full bathroom (shower, tub and separate toilet) close by.

For the heads of the household, the sprawling upstairs master provides blissful escape from life's daily hustle. Comfortably fitting a king-size bed and a couple of armchairs, it has a large WIR and an ensuite with a shower. Elsewhere, there's a carpeted study off the tiled entry foyer, valuable understairs storage, a powder room beside the laundry, and the double garage.

Other enticements include a north aspect, alarm system, dishwasher, 2 rainwater tanks, and - if it appeals - there's the option to buy the house with all the furniture!

Finally, this location is a winner with city-bound buses, Calamvale Community College, trails through Lakewood Ave Park, Drakes Shopping/Medical Centre, and Calamvale Marketplace (Woolies) - all an easy walk. Alternatively, drive mere minutes to reach Sunnybank Hills Shoppingtown, Parkinson Aquatic Centre or to jump on the Logan Motorway.

With or without the furniture, this is a smart living solution for big families. Inspect soon.

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BDD Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 47 676 306 264 / 21 107 068 020

MORE DETAILS

Property ID	B4N0F4R
Property Type	House
Land Area	800 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (3)
	Alarm
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Water Tank

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202 Nottingham Road **PARKINSON**

4 Beds | 2 Bathrooms | 2 Car Spaces | 415m² | 800m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
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