



202 Nottingham Road, Parkinson

## North-Facing Expansive 4-Bedroom 2-Storey Plus Study!

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 415m<sup>2</sup> under roof here, the generous 800m<sup>2</sup> 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.

4 2 2

**FOR SALE**  
OFFERS OVER \$1,449,000

### VIEW

Wed 17th Jun @ 1:30PM - 2:00PM

### AGENTS

Lynda Simpson  
0424 279 188  
lyndasimpson@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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

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 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.

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.

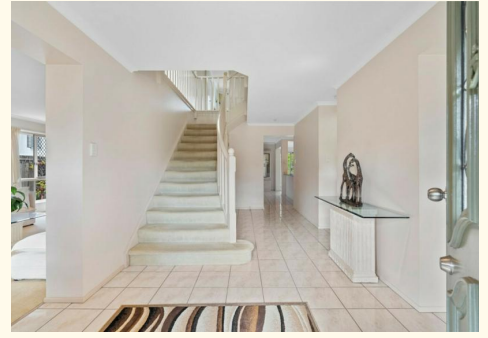
BDD Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 47 676 306 264 / 21 107 068 020

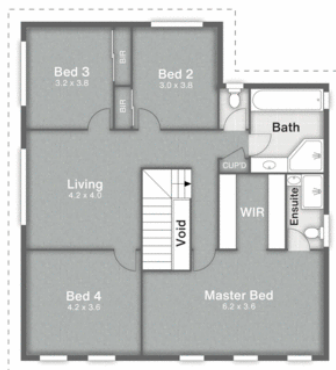
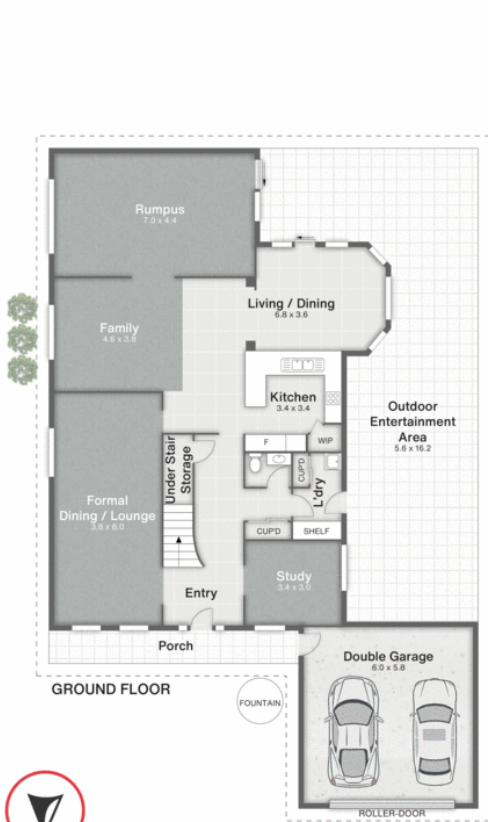
## MORE DETAILS

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

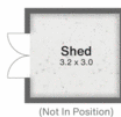
**Lynda Simpson 0424 279 188**  
Agent | [lyndasimpson@ljhpp.com.au](mailto:lyndasimpson@ljhpp.com.au)

**LJ Hooker Property Partners 07 3344 0288**  
25 Pinelands Road, SUNNYBANK HILLS QLD 4109  
[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)

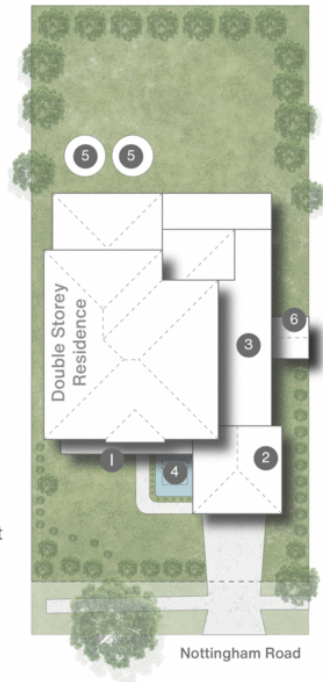




FIRST FLOOR



- 1 Porch
- 2 Garage
- 3 Entertainment
- 4 Fountain
- 5 Water Tank
- 6 Shed



202 Nottingham Road **PARKINSON**

4 | 2 | 2 | 415m<sup>2</sup> | 800m<sup>2</sup>

**LJ Hooker** Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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**