



5 Killarney Place, Parkinson




## SOLD BY LYNDA SIMPSON

Extensively refurbished prior to hitting the market, this attractive lowset packs quite a punch with its generous offering of 4 fan-cooled bedrooms, 2 living hubs, grassy fenced grounds and a location that puts parks, city-buses, and a top local shopping hub, all within arm's reach!

### Highlights:

- 3 split system AC units, fresh interior paint + new carpet, fans & bill-busting LED lights
- Carpeted front lounge + a tiled open-plan kitchen/dining/family living hub (with AC)
- High-topped breakfast bar, tiled splashbacks, rangehood, electric cooker/oven
- Master bed (AC, fan, WIR & ensuite) well-distanced from a 3-bed kids' wing (all with fans)
- Large main bathroom (shower & tub, the toilet next door) + a tiled laundry & double garage

This low-upkeep home and its newly turfed yard sits along a quiet cul-de-sac with a park at the end - a feature that will be handy if your family includes a fur-baby! In addition to a secure double garage there's a lengthy paved driveway providing off-street parks for kids as they hit driving age.

4  2  2 

**FOR SALE**  
Under Contract

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Inside, the place is looking ship-shape with its freshly painted walls, new carpet, fans and energy-saving LED lighting - and the layout facilitates household harmony by distancing the master retreat from the other 3 carpeted bedrooms.

Durably tiled to handle high traffic flow, the air-conditioned, open plan kitchen/family living/dining hub is this home's primary gathering zone - the kitchen offering abundant storage, plenty of room for quick meals along the high-topped breakfast bar, and a full suite of electric mod cons.

Next door, adjacent to the entry hall, is a carpeted formal lounge where you can enjoy some quiet relaxation.

As well as being blissfully private, the master bedroom has been levelled up with the addition of another split system AC unit, WIR and ensuite. The kids' share a big bathroom of their own with both a shower and tub, and the tiled laundry is well-sized to cope through the Saturday sport club years!

Whether you secure this for yourself or as an investment to rent out (latest returns of \$650/week), you're on a winner with this location! Zoned for Algester State School and Calamvale Community College, it's only an 8-minute walk to Parkinson Plaza and city-bound buses. By car you can reach the CBD in half an hour or stay local with super-short stints to Calamvale Marketplace and Sunnybank Hills Shoppingtown.

This is the ultimate all-rounder and interest will be high, so get your skates on and view ASAP!

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BDD Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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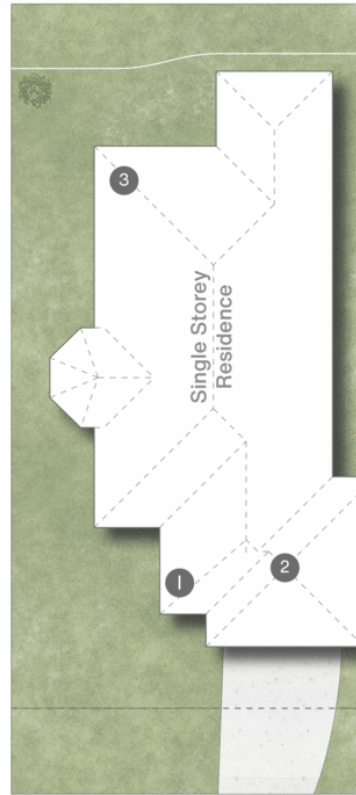
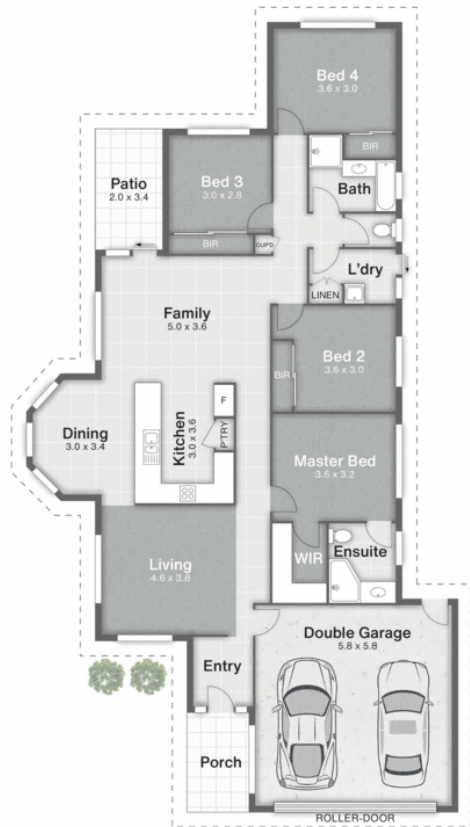
## MORE DETAILS

Property ID	B44DF4R
Property Type	House
Land Area	450 m2
Including	Ensuite Air Conditioning Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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- 1 Porch
- 2 Garage
- 3 Patio

Killarney Place



5 Killarney Place **PARKINSON**

4 | 2 | 2 | 189m<sup>2</sup> | 450m<sup>2</sup>

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