

## Parkinson, 9 Flinders Esplanade

### Solar-powered family home opposite Parkinson Reserve

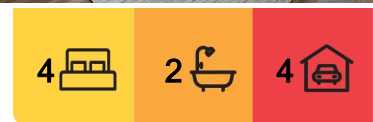
Sporting flash hybrid floors through much of its light-filled interior, this 4-bedroom lowset sits on a spacious 701m2 corner block at the entry to a quiet cul-de-sac, across from leafy Parkinson Reserve and with loads of grassy, fenced yard space of its own to explore value-add options like a pool (STCA) or further landscaping.

#### Highlights:

- Tiled family living area off a big, modern kitchen with a full suite of all-electric appliances
- Hybrid floored formal lounge/dining area with A/C; a secure auto-entry double garage
- 4 beds (2 with A/C), master with patio access & ensuite; main bathroom with shower & tub
- Big, covered party patio off family living area with hose & go concrete flooring
- Eco-friendly home, equipped with a solar power system and water tank to reduce your energy bills and environmental footprint.
- 10-minute cycle to Calamvale Community College, 4-minute drive to Parkinson



**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/B30EF4R](http://ljhooker.com.au/B30EF4R)

**Contact**  
**Alex Fan**  
0451 106 888  
[alexfan@ljhpp.com.au](mailto:alexfan@ljhpp.com.au)

**LJ Hooker Property Partners**  
07 3344 0288

Everything about this free-flowing home feels bright and breezy - with big picture windows capturing abundant natural light and the honey-hue of the hybrid timber flooring through the formal living spaces and bedrooms, contrasting beautifully against the crisp white of the walls.

Overlooking the family living area, the spacious kitchen will be a welcome sight for cooks of all levels. There's ample prep space across the white benchtops, generous storage with timber-look laminate finishes, and a suite of stainless appliances including a wall-mounted oven and Dishlex dishwasher.

Of the 4 bedrooms, 2 have A/C units for personalised climate control - along with sliding door access outside - the master opening onto the covered alfresco entertaining patio and with the luxury of a private ensuite with shower. The main bathroom is well-appointed with both a shower and tub.

Set well back off the street thanks to a deep verge up to its expansive perimeter fencing, this is a very private dwelling, with potential to develop the lawned grounds in the big back yard with the addition of a pool (STCA). Secure parking is also sorted with an auto-entry double garage and extra off-street bays on the long driveway.

Family-friendly locations don't get much better than this, with waterside wanders waiting across the road at peaceful Parkinson Reserve and all the fab leisure facilities (outdoor gym, cycle track, off leash dog areas, shady playground) at Greenways Esp Park only a 10-minute walk. Weekly grocery shops are a cinch too with Parkinson Plaza (Drakes) only a 4-minute drive, 6 to Woolies at Calamvale Marketplace, and Calamvale Community College easily reached on foot or by bike.

If you're chasing a peaceful haven with unparalleled convenience, your search is over.

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.

Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 74 512 885 661 / 21 107 068 020

## More About this Property

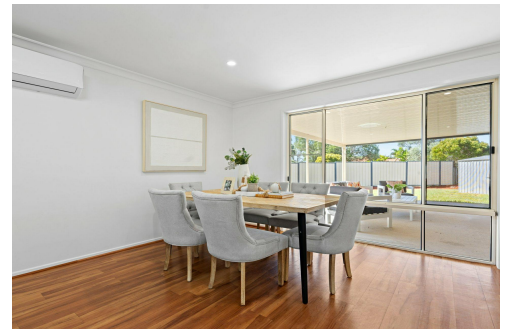
|                      |   |
|----------------------|---|
| <b>Property ID</b>   | B30EF4R   |
| <b>Property Type</b> | House   |
| <b>Land Area</b>     | 701 m2  |
| <b>Including</b>     | Ensuite<br>Air Conditioning<br>Toilets (2)<br>Courtyard<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Fully Fenced<br>Solar Panels<br>Water Tank |

**Alex Fan 0451 106 888**

Agent/Independent Contractor | alexfan@ljhpp.com.au

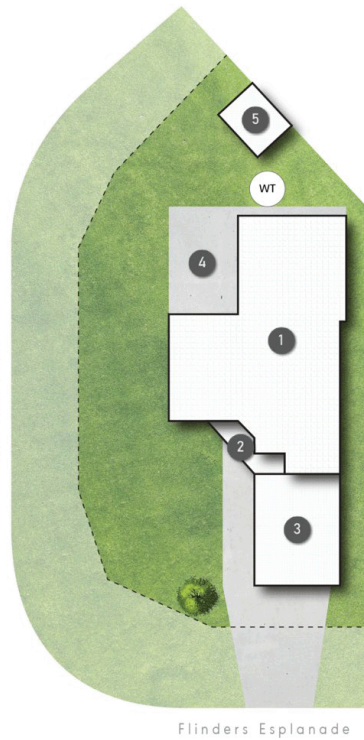
**LJ Hooker Property Partners 07 3344 0288**

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**



- LEGEND**
- 1 RESIDENCE
  - 2 PORCH
  - 3 GARAGE
  - 4 PATIO
  - 5 SHED



9 Flinders Esplanade **PARKINSON**

4 | 2 | 2 | 223m<sup>2</sup> | 701m<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.

**LJ Hooker**

**LJ Hooker Property Partners**  
07 3344 0288

**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.