






2 Snowbell Close, Stretton

6  3  3 

## Refreshed Family Living in Prestigious 'The Parks' Estate

Gracing the entrance into a tranquil cul-de-sac and across from a playground where you'll meet your new neighbours in no time, 2 Snowbell Close is a statement family home offering exceptional space, style, security and convenience to every amenity.

### Highlights:

- 6 beds (5 up), serviced by 3 bathrooms, luxe master ensuite with twin vanity, shower & bath
- Combined formal lounge & dining room + tiled family living/casual meals off modern kitchen
- A huge home cinema/media room with projector + an extra living room upstairs
- Ducted AC, solar, fenced yards, alarm system, intercom guest gate, electric gate
- Walk to city buses & tasty eateries, a short drive to 3 shopping hubs & Stretton College

Naturally screened behind lush palms and other trees lining the quality fencing that embraces this substantial corner block, this impressive property is securely accessed either through an electric slider spanning its double-driveway entry off Hawthorne Circuit, or by pressing an intercom on the pedestrian gate facing Snowbell Close.

**FOR SALE**  
\$2,600,000

**VIEW**  
By Appointment

**AGENTS**  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The place is alarmed too, for added peace of mind.

Bookending the house are two timber decks - the front one open-air and spilling onto play-friendly lawn, the back covered, with a fan and lights for evening entertaining, and connecting with the decking that encircles the glass-fenced pool. The interior has been freshly painted, with new lights and stylish roller blinds.

Stepping through the double front doors, the entry foyer opens one side into a carpeted formal lounge with adjoining dining room, while sliders opposite conceal an incredible timber-floored home cinema/media room - pre-wired with built-in speakers and a ceiling-mounted projector ready for a movie marathon or viewing your favourite premiership sporting event with mates!

The remaining downstairs living space is durably tiled and comprises a vast, combined kitchen/family room/casual meals area at the rear with picture window views to the pool and sliders to the covered deck. The central kitchen, is the star attraction, with reams of storage, a dishwasher, gas cooktop, and a lengthy expanse of clear bench top beyond the twin sink providing a place for easy eats before or after school.

Upstairs houses 4 bedrooms, an office/ 6th bedroom and large living room. The 3 kids' rooms all have BIRs and share a family-friendly bathroom with a separate toilet. The dreamy master boasts a custom-fitted WIR, and a bay-windowed ensuite with a big bath for unwinding after a busy day, a twin vanity and shower.

Ideal for when guests stay over, and they'll be easily tempted, there's a fifth bedroom downstairs with a bathroom next door. Also on the ground floor is a laundry and valuable understairs storage.

As you'd expect living in a prestige residential pocket like 'The Parks' estate, you enjoy proximity here to superior local services, including catchment into the esteemed Stretton State College. The nearest park is across the street and it's only a short stroll to city-bound buses, and a quick drive to Motorways, Calamvale Marketplace, SBH Shoppingtown & more.

For resort-style living in the jewel of Brisbane's south, this beauty is unmatched.

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AEAF Investments Pty Ltd with Sunnybank Districts P/L T/A LJ  
Hooker Property Partners  
ABN 50 133 677 319 / 21 107 068 020

## MORE DETAILS

Property ID B3RZF4R  
Property Type House  
Land Area 737 m2  
Including Ensuite  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (3)  
Alarm  
Intercom  
Pool  
Deck  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels  
Water Tank

### **Peter Florentzos 0414 311 526**

Partner and Agent/Independent Contractor |  
peterflorentzos@ljhpp.com.au

### **Kathy Lu 0448 614 495**

Sales Associate to Peter Florentzos | kathy.lu@ljhpp.com.au

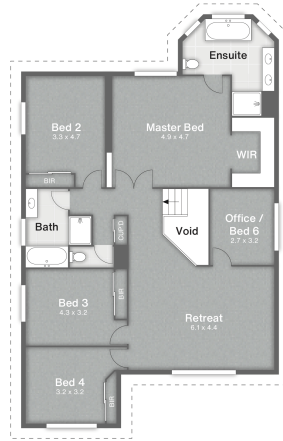
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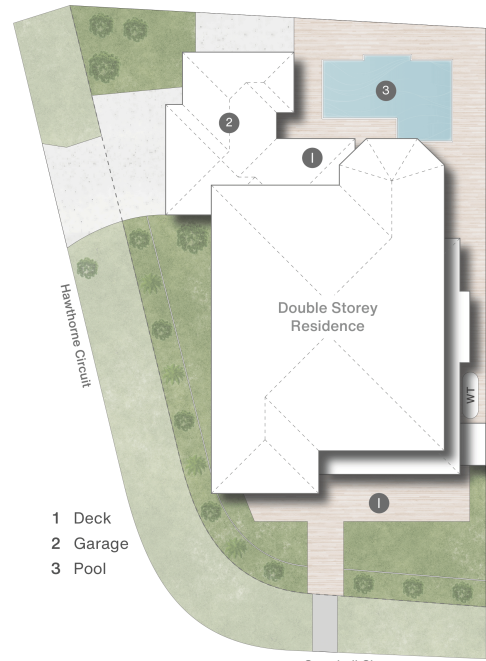




GROUND FLOOR



FIRST FLOOR



- 1 Deck
- 2 Garage
- 3 Pool

2 Snowbell Close **STRETTON**

6 | 3 | 3 | 454m<sup>2</sup> | 737m<sup>2</sup>



**DISCLAIMER**  
This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.