

Sunnybank Hills, 12a Commodore Street

SOLD BY THE FLORENTZOS TEAM

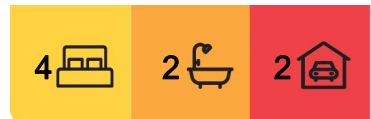
Positioned in the heart of Sunnybank Hills, this contemporary, double-storey brick and timber residence on a low-maintenance 450 sqm block promises convenient living. With four big bedrooms, including a master suite complete with an ensuite and walk-in robe, this home is an ideal sanctuary for modern families. The open-plan layout effortlessly connects the sleek kitchen and living spaces, making it perfect for both relaxed family gatherings and lively entertaining. Outdoors, a tiled alfresco patio provides a serene spot for entertaining or unwinding, complemented by a fenced, grassy backyard for kids or pets. Just a short walk from Holden Park, bus stops, and Sunnybank Hills Shopping Village, this property's convenience and lifestyle benefits are truly unmatched.

Quick Highlights:

- Modern, low-maintenance home on an easy-care, 450 sqm elevated block with open-plan kitchen, living, and dining area under a striking feature pendant light.
- Four sizable bedrooms, master suite with walk-in robe and ensuite, plus additional main



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For Sale
Please Call

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bathroom, and downstairs powder room.

- Tiled rear entertaining patio, ideal for alfresco dining and relaxation in a secure, easy-care backyard.
- Freshly laid carpets, two air conditioners, water tank, ceiling fans, insulation, and security screens for comfort and efficiency.
- Conveniently located close to Holden Park, bus stops, Sunnybank Hills Shopping Village, and Sunnybank Hills State School.

Tucked away on a tranquil bend of a leafy suburban street, this elevated brick and timber home stands out with its modern design and immaculate landscaping. Set amid easy-care gardens and lush lawns, the home exudes a welcoming ambiance, while the wide driveway and double garage provide ample parking. A charming front porch invites you into the fresh interior, complete with new carpets throughout.

Beyond the entrance, you're greeted by a spacious, open-plan lounge and dining area with sleek tiled floors and contemporary finishes. This sunlit space, featuring a ceiling fan and a statement pendant light above the dining area, is perfect for both casual family time and more formal gatherings. Air conditioning ensures all-season enjoyment, making it a versatile setting for any occasion.

The adjoining radiant white kitchen is a stylish sight. Boasting gleaming stone countertops, abundant cabinetry, and casual dining seating at the breakfast bar, it's an entertainer's dream. Equipped with a gas stovetop and a dishwasher, this kitchen has everything you need for easy meal prep and enjoyable family dinners or weekend feasts.

Continue outside to the large, tiled patio at the rear, an ideal alfresco dining and entertaining space where friends and family can gather. This area flows out to a low-maintenance grassy backyard, perfect for children or pets to play safely while enjoying the fresh air in a fully fenced environment.

Upstairs, you'll find four generously sized, carpeted bedrooms, each with ceiling fans and built-in wardrobes. The air-conditioned master suite is a private retreat, complete with a walk-in robe and a stylish ensuite bathroom. An additional shared bathroom features a frameless shower, bathtub, and a separate water closet, ensuring ample space and privacy for all family members.

Families will love this location for its accessibility to essential amenities, from parks and childcare to schools and shopping. Holden Park is a short walk away, while the renowned Sunnybank Hills State School and popular shopping centres are within a short drive. With buses, local shops, and eateries close by, daily conveniences are practically on your doorstep.

260 m to Holden Park

450 m to Sunkids Sunnybank Hills

500 m to Sunnybank Hills Shopping Village

550 m to bus stop

1.8 km to Sunnybank Hills State School

2.8 km to Sunnybank Hills Shoppingtown

2.9 km to Pinelands Plaza

3.5 km to Calamvale Central



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3.6 km to Sunnybank State High School

This pristine home presents residents with an exceptional family-friendly lifestyle. Contact Peter Florentzos and Ling Li today to learn more or to arrange your viewing.

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

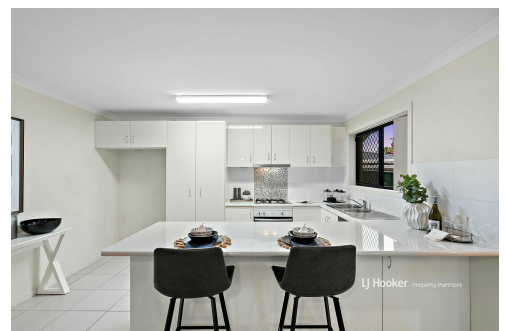
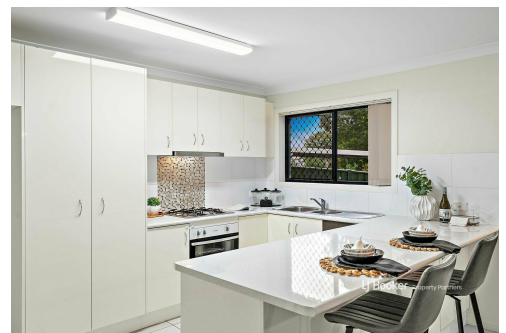
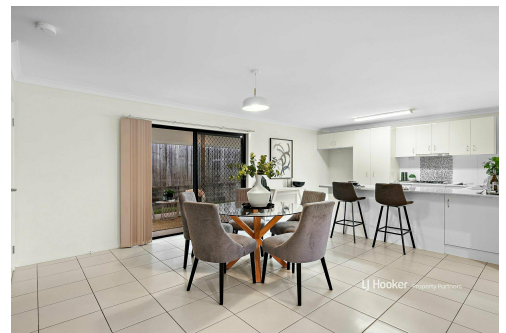
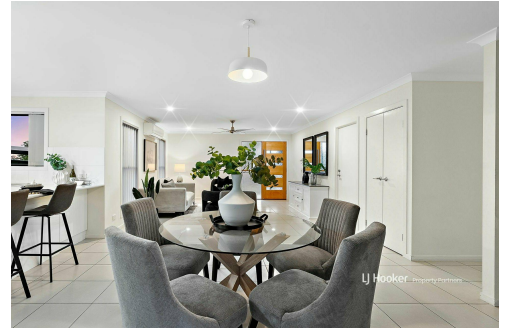
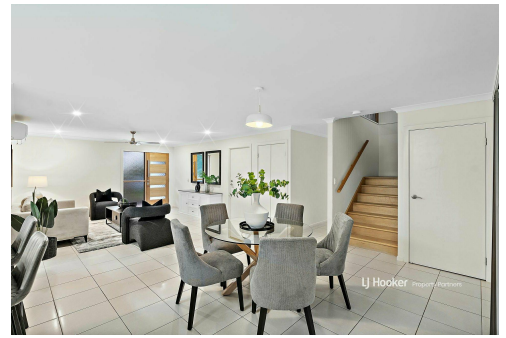
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More About this Property

Property ID	B2MBF4R
Property Type	House
Land Area	450 m ²
Including	Ensuite Air Conditioning Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Water Tank

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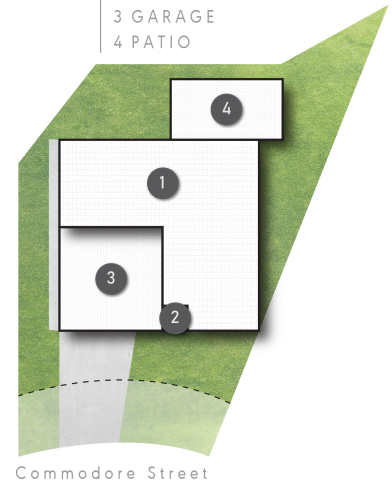
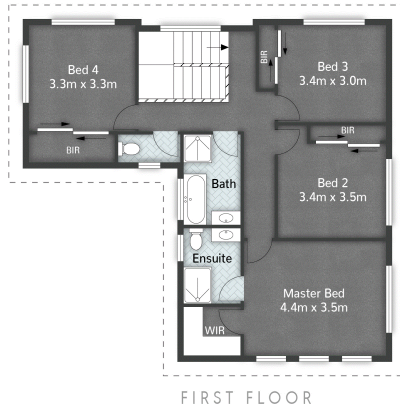
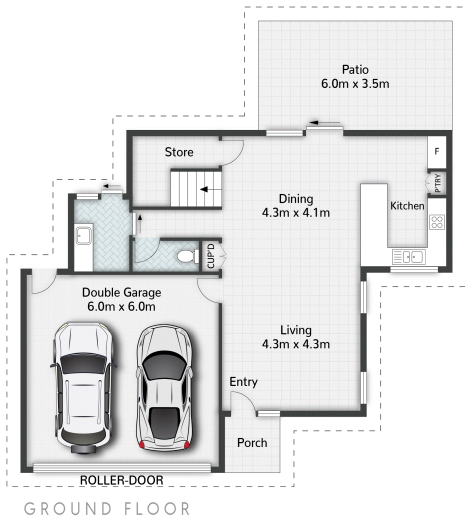


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LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 PATIO



12A Commodore Street **SUNNYBANK HILLS**

4 | 2 | 2 | 214m²

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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.

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