

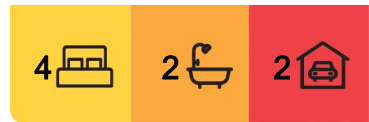
Sunnybank Hills, 18 Snowberry Street

SOLD BY THE FLORENTZOS TEAM

You'll be spellbound by this beautifully presented home that's absolutely overflowing with charm and grace. Whether you like to host formal or casual affairs, spend quality time with loved ones in complete comfort, or need your own slice of private bliss, this gorgeous brick lowset will captivate you from the very start.

Highlights:

- Climate-controlled comfort with ducted A/C throughout + multiple ceiling fans
- On-point hybrid timber flooring across all the living/dining areas, carpet in the bedrooms
- Big front lounge, separate dining room + a casual meals area beside the spacious kitchen
- 3 bedrooms with BIRs, master has a WIR and ensuite - all have ceiling fans
- Double garage + loads of extra off-street parking on the big driveway



For Sale
Please Call

View
ljhooker.com.au/B245F4R

Contact
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kathylu@ljhpp.com.au



LJ Hooker Property Partners
07 3344 0288

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The layout of this attractive lowset, surrounded by impeccable lawns and contained garden beds brimming with lush plantings, is simple and highly effective.

The living, dining and cooking areas stretch down one wing of the home, from front to back, while the bedrooms neatly branch off a hallway that also leads to the main bathroom and a laundry.

The lounge is a big room with an abundance of expansive, timber-framed windows, including a trio of verticals overlooking the front garden, which ensure the space is bathed in natural light.

From here, the combined kitchen/casual meals area at the rear can be reached through a central dining room or down a short passage off the main entry, past a valuable wall of built-in cupboards.

The use of contemporary hybrid timber floors across these busy, high-traffic social spaces, connects the rooms visually and makes for an easy clean!

Cooking will be a pleasure in this spacious kitchen. There's reams of clear countertops for food prep and fast meals at the dining bar, and more storage than you could ever wish for, plus - a suite of all-electric appliances including a time-saving dishwasher.

The adjacent meals area is a handy space for weekday casual dining with the kids, and this room opens through a screened slider onto a paved and covered entertaining patio - the perfect launching pad for the kids and the pooch onto the grassy expanse of the backyard.

On the accommodation front, all 4 bedrooms have cosy carpet underfoot and ceiling fans to opt for over the ducted A/C. The 3 kid's rooms have built-in robes and share a main bathroom with a shower and tub, the toilet next door, beside the laundry. The master is quite a bit larger and has a walk-through robe into a private ensuite. Both the bathrooms are original and could be easily modernised with retiling.

This is a highly desirable pocket within Sunnybank Hills; close enough to Pinelands Road to catch a city-bound bus at the end of a cruisy 8-minute walk, about the same time it'll take you to stroll with the little ones to a peaceful park, just down the road, with a great playground and open space.

From the double garage, you can reach local zoned schools (Sunnybank Hills State School and Sunnybank State High), as well as Pinelands Plaza, Sunnybank Hills Shoppingtown and Runcorn train station - all in 5 minutes or less.

If you want household serenity, this home can deliver. Contact Peter Florentzos and Kathy Lu today to find out how you can make this home yours!

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	B245F4R
Property Type	House
Land Area	652 m ²
Including	Ensuite Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Peter Florentzos 0414 311 526

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

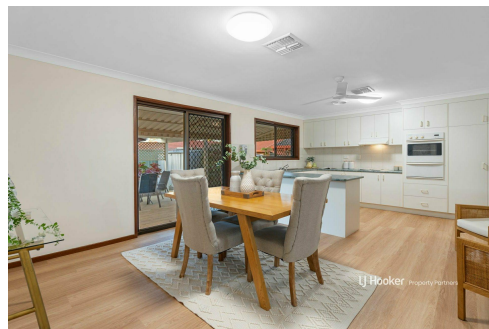
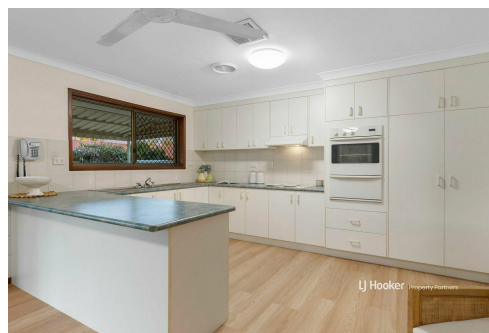
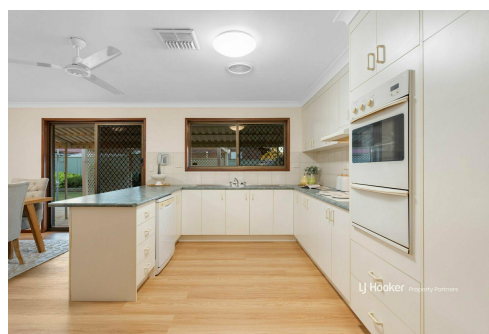
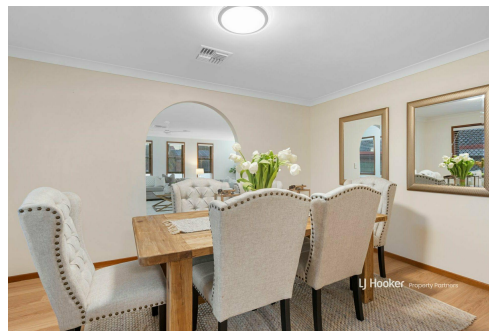
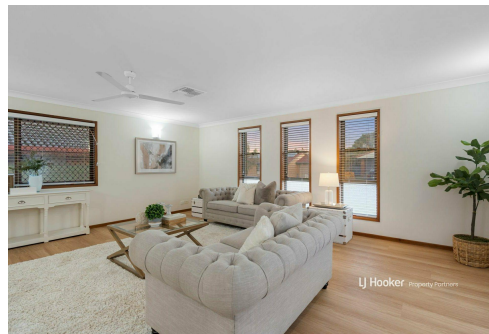
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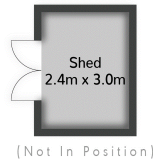
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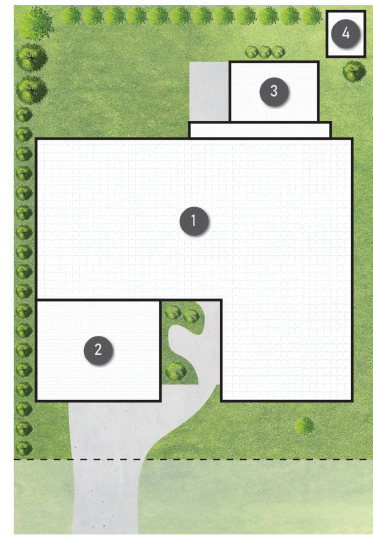
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LEGEND

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



Snowberry Street



18 Snowberry Street **SUNNYBANK HILLS**

4 | 2 | 2 | 196m²

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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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