



3 Escut Close, Sunnybank Hills

Double delight: 5 beds, 4 bathrooms, a pool & a superb location!

Auction Location: Onsite & online via Auctions Live

- minute stroll to one of the southside's top primary state schools and geared to multi-generational living needs with 2 ensuited master bedrooms, this 2-storey residence and its swimming pool will be hard to beat for year-round family fun and essential services' convenience

Highlights:

- Big flat block in prize cul-de-sac position, 200m to Sunnybank Hills State School/childcare
- 500m to buses to reach Pinelands/Sunnybank Plaza, Sunnybank High & the city/unis
- 5 bedrooms (3 with WIRs, 2 of these with ensuites) + 2 full bathrooms (1 up/1 down)
- Full repaint, new timber flooring downstairs, renovated luxe kitchen & WIP
- Separate family & dining rooms flanking the kitchen, a big lounge + a 45.5m2 covered patio

5 4 4

AUCTION

Sat 24th Oct @ 11:30AM

VIEW

Sat 10th Oct @ 11:00AM - 11:30AM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



A moment first for this location because, along with being a substantial-sized suburban block, it's also flat and tucked along a low-traffic cul-de-sac around the corner from Sunnybank Hills State School, a childcare centre, and Pinelands Road, where buses can be picked up to reach local shopping precincts, the city, Brisbane State High, and even UQ. By car, it's a short run up to Sunnybank Hills Shoppingtown and neighbouring Calamvale Central.

The house itself sits back from the street behind tall palm trees and lawn, double doors creating a statement entry into a spacious foyer. Here, you get the first taste of the new timber flooring that's gone in downstairs, stretching through all the living spaces, a gorgeous kitchen and WIP, and into one of the home's 5 bedrooms (or a study if needed) —this one with access onto a small patio.

Freshly renovated with classic decor that will remain stylish as other trends come and go, the kitchen sits between an air-conditioned family room with a pool outlook and a more intimate dining area. Designed for creative cooks that desire space, there's plentiful countertops for food prep, stunning splashbacks, a gas cooktop, fancy tapware, and —just across the hall —a massive WIP!

Adjacent to the dining room is a versatile lounge. This large room opens through a bank of screened sliders to a huge undercover patio, ideal for alfresco parties and shady oversight of kids' splashing about in the pool. The lower level also has a full a bathroom.

Upstairs are the 4 other bedrooms, 2 of these suited as master retreats with their own self-contained ensuite (showers), walk-in robe and AC. The other 2 also have closet space and share a third bathroom on this level, this one with a separate toilet.

Rounding out this offering is a secure double garage with house entry through a large laundry/mud room or the WIP (handy after the weekly grocery run), linen storage on the upper floor, a big storeroom under the stairs, and games' space in the no-mow fenced backyard.

Ticking so many boxes, interest here will be high —plan your inspection soon.

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Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker
Property Partners
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MORE DETAILS

Property ID	B5C8F4R
Property Type	House
Land Area	739 m2
Including	Air Conditioning
	Courtyard
	Built-in-Robes
	Fully Fenced
	Solar Panels

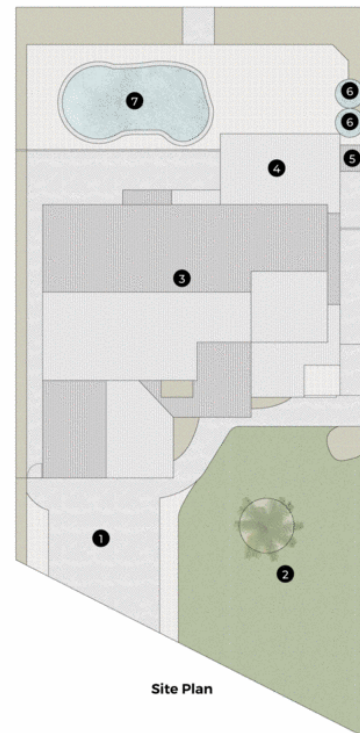
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1. Driveway
2. Front Yard
3. Residence
4. Patio
5. Shed
6. Water Tanks
7. Swimming Pool

 5  4  2  322sqm  739sqm



Scale in meters. Indicative only. Dimensions are approximate.
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