







24 Norinda Street, Sunnybank

# A Touch of Timeless Charm in the Heart of Sunnybank

There's something special about a home that's been so beautifully cared for over the years. Full of traditional character and offering an incredible amount of living space, this charming Sunnybank residence sits on a generous 741m2 block, with everything a family needs to feel right at home. Offered to the market for the very first time, this much-loved home has been held by the same owner since new.

Top 5 Features at a Glance:
1. Beautifully Maintained: First time offered to market, held by the same owner since new; immaculate family home with spacious living areas and established gardens.
2. Timeless Character: Ornate cornices, ceiling roses, elegant archways and decorative balustrades.
3. Room to Entertain: Expansive lounge, covered alfresco patio and generous 741m² block.
4. Practical Extras: Double garage, gated carport, 6.6kW solar system, air conditioning and rainwater tanks.
5. Prime Sunnybank Location: Walk to Altandi Station, with shops, parks and schools nearby.

From the moment you arrive, it's clear this home has been

4 1 3

**FOR SALE**
Offers above $1,399,000

**VIEW**
Sat 7th Nov @ 10:00AM - 10:30AM

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meticulously cared for. Quaint front gardens filled with neatly trimmed greenery, a wide paved driveway and classic brick facade create a delightful first impression. Step inside and the home's traditional charm really shines, with intricate cornices, decorative ceiling roses and graceful archways adding character at every turn. Two skylights bring extra natural light into the interiors.

The living areas are wonderfully spacious, with an enormous carpeted lounge offering plenty of room for everyone to relax. Decorative timber balustrades give this space a lovely sense of character, while the generous proportions make it ideal for family gatherings. The adjoining kitchen and dining area is equally inviting, with ample cabinetry, extensive bench space, and a double sink. It's a practical, well-kept kitchen with everything close at hand.

Outdoors, the covered entertaining patio is absolutely gorgeous. Framed by elegant decorative pillars and overlooking the lush backyard, it's an idyllic spot for weekend barbecues, afternoon tea or simply enjoying the garden. Beautifully maintained lawns, established shrubs and carefully tended garden beds create a lovely setting, with plenty of room for children to play. A handy garden shed and rainwater tanks add to the home's practicality.

All three bedrooms are generously sized with soft carpeting underfoot. The master also enjoys a walk-in wardrobe, while the neatly presented family bathroom features a separate shower and bathtub. Even the laundry is impressively spacious, with a double sink, built-in cabinetry and plenty of storage. Additional comforts include two air-conditioning units, three ceiling fans, external roller shutters to selected windows, a 6.6kW solar system and electric and solar hot water. A double garage and additional undercover carport with gated access provide excellent parking options.

And then there's the location. Just 900m from Altandi Train Station, it's an easy walk for commuters, while Sunnybank Plaza, Sunny Park Shopping Centre and Market Square are only minutes away for shopping, restaurants and entertainment.

Families are well catered for too, with the home falling within the MacGregor State School and Sunnybank State High School catchments, and Our Lady of Lourdes Primary School nearby. Yugarapul Park and playground is also just a short drive away, offering a great spot for an afternoon stroll or some outdoor fun.

Beautifully kept and full of character, this is the kind of home that makes you feel welcome the moment you walk through the door. Come and experience its charm for yourself - contact Lachlan or Gary today to arrange an inspection!

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## MORE DETAILS

| | |
|---|---|
| Property ID | B5G0F4R |
| Property Type | House |
| Land Area | 741 m2 |
| Including | Study |
| | Air Conditioning |
| | Toilets (2) |
| | Courtyard |
| | Dishwasher |
| | Workshop |
| | Built-in-Robes |
| | Secure Parking |
| | Fully Fenced |
| | Remote Garage |
| | Solar Panels |
| | Water Tank |











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LJ Hooker
Property Partners

Gary Liu 0450 996 996

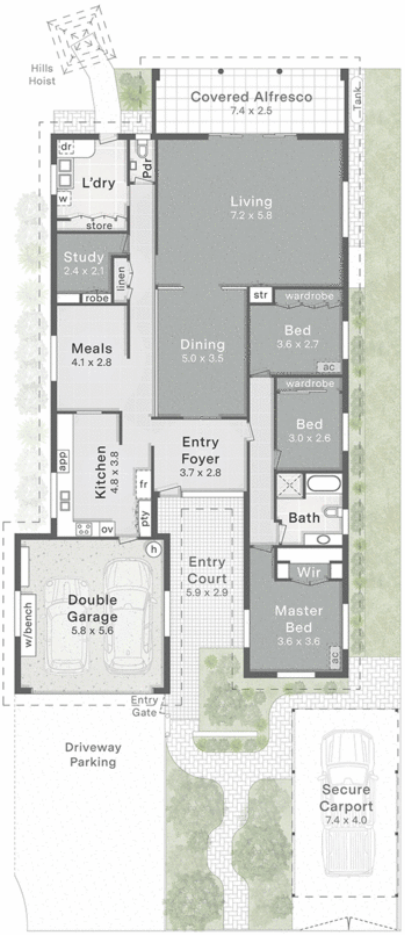
24 Norinda Street
Sunnybank

- **741m²** Land Size
- **3 Bed** + Study
- **1 Bath** + Powder
- **3 Car** + Off-Street

**Internal** 239m²
**Alfresco & Entry Court** 37m²
**Carport** 31m²
**Total 302m²**
Workshop & Store 17m²

FloorScape

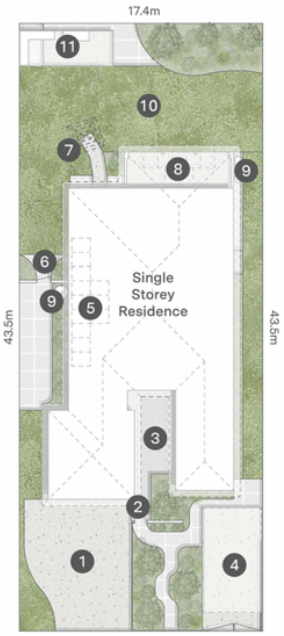
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FLOOR PLAN

↑ NORTH

1. Driveway Parking | 2. Entry Gate
3. Entry Court | 4. Secure Carport
5. PV Solar Panels | 6. Side Gate Access
7. Hills Hoist | 8. Covered Alfresco
9. Water Tank | 10. Fenced Grass Yard
11. Workshop & Store (6.5 x 2.4)




SITE PLAN

Norinda Street

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