



Thornlands, 13 Sunview Street

SOLD BY JAMES AND GRAEME CARMICHAEL

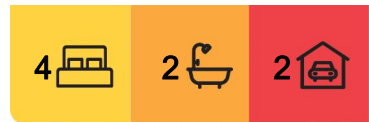
Welcome to 13 Sunview Street, a contemporary 4 bedroom, 2 bathroom residence thoughtfully designed for comfortable family living. Situated in the serene suburb of Thornlands, this home offers a harmonious blend of modern amenities and functional spaces.

Property Highlights:

- Spacious Bedrooms — Four well-appointed bedrooms provide ample space for family members or guests.
- Master Suite with Private Balcony & Ensuite — The master bedroom features a walk-in robe, air conditioning, a well-appointed ensuite, and a private balcony, creating a personal retreat.
- Modern Kitchen — The kitchen is both stylish and functional, catering to the needs of the home chef.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
UNDER CONTRACT

View
ljhooker.com.au/BSZEF2S

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- Climate Control —Air conditioning in the living area and master bedroom ensures year-round comfort.
- Energy Efficiency —A substantial 10.42kW solar system and water tanks contribute to sustainable living and reduced utility costs.
- New Carpets —Fresh new carpets installed in all upstairs bedrooms, enhancing comfort and style.
- Functional Floor Plan —The well-designed layout includes a separate downstairs toilet, ample storage solutions, and a seamless flow between living spaces.
- Elevated Front Balcony —Offers a peaceful space to relax while enjoying glimpses of the Bay.
- Side Courtyard —A private and versatile outdoor space, ideal for entertaining or relaxation.
- Additional Storage —Benefit from extra storage space under the house, ideal for seasonal items or hobby equipment..

Prime Location:

Nestled in a peaceful neighborhood, 13 Sunview Street offers convenient access to a range of amenities:

Educational Facilities:

- Bayview State School —A reputable primary institution known for its strong academic focus.
- Carmel College —A well-regarded secondary school offering quality education.

Shopping and Dining:

- Victoria Point Shopping Centre —A short drive away, providing a variety of retail stores, supermarkets, cafes, and restaurants.
- Cleveland Central —Offers additional shopping and dining options to cater to diverse preferences.

Public Transport:

- Bus Services —Nearby bus stops offer routes connecting to surrounding suburbs and Brisbane's CBD, facilitating easy commuting.

Recreational Areas:

- Moreton Bay —Proximity to the bay allows for boating, fishing, and scenic coastal walks.
- Local Parks and Trails —Numerous parks and walking paths in the vicinity provide opportunities for outdoor activities and family outings.

Experience the perfect blend of modern design and practical living at 13 Sunview Street. This property is ideal for families seeking a comfortable and convenient lifestyle in the heart of Thornlands. Don't miss the opportunity to make this exceptional residence your new home.

Additional Information:

- *Owner Occupied
- *Rates: Approx. \$780 per quarter
- *Rental Appraisal: \$850 per week
- *NBN Ready



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Note: The images portraying the property may have been altered to include digital staging to present to the buyer the possible appeal of the property through furniture purchases.

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

More About this Property

Property ID	BSZEF2S
Property Type	House
House Size	177 m2
Land Area	405 m2
Including	Air Conditioning Balcony Solar Panels

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