

**Unit 1/39 Cairncross St, Sun Valley, QLD 4680**

**Sold - 27/06/2025**

House   



## MODERN DUPLEX LIVING AWAITS YOU

Discover the perfect blend of comfort and convenience in this stunning, as-new low-set brick duplex, ideally located in a peaceful cul-de-sac. This property promises an exceptional lifestyle, with easy access to schools and shopping, making it perfect for families, investors, or first-time buyers.

**Open for Inspection**

By Appointment.

### PROPERTY HIGHLIGHTS

- \* Spacious Living - Enjoy three generous bedrooms, all featuring built-in wardrobes and air conditioning. The master bedroom is a true retreat, boasting a walk-in robe and a modern ensuite for added privacy.
- \* Open Plan Layout - Experience the seamless flow of the open-plan living, dining, and lounge spaces, which lead effortlessly to a galley-style kitchen equipped with an electric stove, electric oven, and dishwasher—perfect for culinary enthusiasts.
- \* Outdoor Living - Step outside to your private outdoor patio area, ideal for entertaining or relaxing in the fresh air. The fully fenced yard includes a small lawn locker for added convenience.

### ADDITIONAL FEATURES

- \* Family bathroom complete with a deep bath, vanity, shower, and a separate toilet, plus a well-equipped laundry for your convenience.
- \* Security screens throughout the property ensure peace of mind.
- \* Enjoy energy efficiency with a gas hot water system and a solar 10.5 kW system, reducing your energy costs.

### PRIME LOCATION

- \* This duplex is just a 10-minute walk to a private school and only 20 minutes to the high school and major shopping complex, making it an ideal choice for families seeking convenience.

### INVESTMENT OPPORTUNITY

- \* Don't miss your chance to own this beautiful duplex that offers both comfort and potential for growth in your investment portfolio.
- \* Rental Appraisal: \$530/week

### Listed By

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