

35 Analiese St, Sunnybank Hills, QLD 4109

Sold - 14/05/2020

House 3 1 2



## Under Contract By Ben Leong

Nestled into a tranquil and leafy location, that is surrounded by quality amenity and entry to Sunnybank Hills state school, is this well-presented brick lowset property on a sizeable 602sqm block. With a neat and tidy appearance both inside and out, this three bedroom home offers an astute buyer many options!

**Open for Inspection**

By Appointment.

- Currently rented for \$360 per week, on a periodic basis, you can choose to carry on leasing the home to the tenants and enjoying a good return with minimal maintenance.
- Opt to end the lease and undertake a make-over to key rooms like the kitchen and bathroom, install air-con or a garden patio - these simple additions will all contribute toward a boost in the weekly rental!
- Plan a full renovation or even an extension to meet your family needs.
- Knock-it down and start afresh with a modern and stylish two-storey or single-level design to either suit your household or set up for dual living to maximise your ROI.

The home has many attributes with a practical floorplan that includes:

- A wide street frontage, with level lawns and easy entry to the double garage including driveway parking.
- Fully fenced rear garden with massive yard for pets and children.
- Spacious and light lounge room with fitted carpets, fans and plenty of fresh air from the large screened doors.
- Family meals area with vinyl flooring for easy upkeep opens to the back yard for entertaining.
- Original kitchen in good condition with working appliances and good layout offering built-in cabinetry. An ideal space to update!
- Three good size bedrooms with neutral paintwork, built in robes, security screens and fans for summertime.
- Good condition main bathroom and separate toilet and laundry area.

Located in a handy position near to lovely parks, easy transport options with the city bus being a short walk away. There's also abundant local shopping centres nearby for supermarket, retail, cafe and restaurants, childcare centres and recreational facilities which serve the suburb.

Additional features:

- Double garage accommodation.
- Security screens

**Listed By**

Ben Leong



Floorplan



35 Analese Street SUNNYBANK HILLS

602m<sup>2</sup> 3 Bed 1 Bath 2 Car + Off-Street

LJ Hooker  
Sunnybank Hills

Internal 125m<sup>2</sup> | Porch 7m<sup>2</sup> | Total 132m<sup>2</sup> or 14 Squares

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