

2 Excelsa St, Sunnybank Hills, QLD 4109

Sold - 18/02/2021

House 4 2 2



## SOLD BY THE SHIRLEY CHOW TEAM

Tastefully renovated over the past few years, this much-loved elegant family home nestled at the end of a whisper quiet cul-de-sac has been pristinely maintained by the owner, who keeps everything in mint condition with not one leaf out of place.

### Open for Inspection

By Appointment.

This expansive home sitting on a huge 946m2 level block in the Sunnybank Hills primary school catchment, is a fabulous opportunity for families seeking lots of space with quiet secure surrounds and unmatched proximity to amenities.

Fully fenced with hedges all the way around, this charming property is accessed through a wide electric gated driveway from Excelsa Street and a 2nd street frontage at Peppercorn Street. This provides an excellent opportunity for a future sub-division plan, allowing each property its own street frontage and access!

- An elegant formal lounge and dining room sits at the front of the house with large windows to both front and rear peaceful garden views
- Oversized gorgeous 2 pak kitchen with high-end appliances, granite benchtops, lots of drawer space, soaring high ceilings, new downlights, and a huge skylight
- Casual tiled meals area flows onto the enormous alfresco entertainment area along the side of the house - perfect for entertaining and enjoying the best of indoor-outdoor living.
- Secluded fun-filled azure in-ground pool with spa seat and rock waterfall occupies the backyard, surrounded by tropical landscaping and a large level grassed yard with high resort-style hedges for extra privacy
- Large tiled multi-media room with full-length glass doors overlooks the perfect serene garden backdrop.
- 4 bedrooms, master with comfortable crisp ensuite and walk-in robe
- Modern family bathroom for the household
- Large separate laundry
- Double garage with remote door and internal access; alternatively you could convert this room into a home office and park your vehicles in the fully paved secure front yard

Other features including -

- Fully ducted air conditioning throughout.
- French doors to formal living area

### Listed By

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Floorplan



LJ Hooker  
Sunnybank Hills

2 Excelsa Street  
SUNNYBANK HILLS

- 946m<sup>2</sup>
- 4 Bed
- 2 Bath
- 2 Car + Off-Street

Internal 224m<sup>2</sup>  
Covered Patios 69m<sup>2</sup>  
Total 293m<sup>2</sup> or 32 Squares

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purpose

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