

**4 Hurley Street, Sun Valley, QLD, 4680**



**House For Sale**

Sunday, 3 November 2024

4 Hurley Street, Sun Valley, QLD, 4680

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Dual Living Home on 1,405m2 block

Sun Valley neighbourhood of Queensland- 4 Hurley Street presents a unique investment opportunity for discerning buyers. This high-set, dual living home offers an expansive land holding of 1,405 square metres, fully fenced for privacy and peace of mind.

The upper level of this home boasts three generously sized bedrooms, each designed for comfort with built-in robes, air conditioning, and plush carpeting in the main and second rooms. The open-plan arrangement encompasses the kitchen equipped with an upright gas stove, dishwasher, and ample storage, leading seamlessly into a dining area adorned with timber-look vinyl flooring.

The lounge room, complete with air conditioning and timber vinyl finish flooring, offers a sanctuary for relaxation. A main bathroom featuring a shower over bath, vanity, and separate toilet, along with a convenient hallway linen cupboard, completes this floor alongside a welcoming front veranda, perfect for enjoying the surroundings.

Descending to the lower level, you will find a self-contained one-bedroom mother-in-law suite, inclusive of built-ins, carpeted floors, and an ensuite bathroom. The unit's kitchenette, with an upright electric stove, makes this space ideal for extended family or potential rental income. A third bathroom is conveniently located off the rumpus room, boasting a built-in bar perfect for entertaining.

The property also features a solar system, double carport with additional parking space for guests, and security screens throughout. Situated within proximity to Kin Kora shopping complex, Sun Valley shops, and a plethora of educational options, 4 Hurley Street ensures all amenities are just a stone's throw away.

This is a rare opportunity for investors, families, or first home buyers seeking a versatile residence with potential for further expansion. Don't miss the chance to make 4 Hurley Street, Sun Valley, your new address or investment gem.

\* Owner Occupied

\* Rental Appraisal Guide \$550 to \$570 per week

\* Council Rates Approx \$3,600 per year (excluding water)

\* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.