

**49 Sunnydale Street, Upper Mount Gravatt, QLD,
4122**



House For Sale

Saturday, 11 January 2025

49 Sunnydale Street, Upper Mount Gravatt, QLD, 4122

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 647 m2

Type: House



Andrew Boman

0733493370

FIRST CLASS LARGE-SCALE FAMILY HOME WITH FLEXIBLE FLOORPLAN

DON'T MISS YOUR CHANCE TO SECURE A RARE 10 YEAR OLD, STYLISH & MODERN FAMILY HOME. LOCATED IN ONE OF THE BEST STREETS IN UPPER MOUNT GRAVATT . THE VENDORS HAVE COMMITTED ELSEWHERE AND ARE SELLING THIS HOME ON OR BEFORE THE 29/01/2025*

Auction via In-Room and Online - 29/01/2025 from 6:00pm, if not sold prior.

Auction Location - Ray White Mt Gravatt Auction Rooms | 1450 Logan Road, Mt Gravatt

Registrations start from 5:30pm.

(Phone & Online Registrations must be completed by 12:00pm on Auction Day)

Built to an exceptional standard a mere 10 years ago and located in a high growth location of Upper Mt Gravatt, we are delighted to offer to the market this stunning and carefully planned house that comprises five bedrooms plus office. Enjoying proximity to amenities including bus transport, motorway access, private and state run schools plus numerous shopping centres and parks, this home gives you everyday convenience.

Showcasing a commanding street presence with sturdy brick and weatherboard construction and Colorbond roofline, this large two-storey home is the essence of modernity and style. Its elegance is effortless and timeless, making it the perfect choice for high-end family buyers seeking premium quality and position in their next purchase.

Situated on a flat and generous 647sqm block, the property offers easy to maintain gardens that have been simply turfed and are completely fenced to sides and rear. The big backyard currently has a professional basketball court set up tucked into one corner, leaving ample room for the addition of a pool or for the kids to roam freely. Side fences provide added security, and the house is set back from the road leaving a good-size frontage with tidy landscaping features.

Discover fresh, bright and welcoming décor upon entry into this exclusive home. Crisp paintwork, plantation style shutters, ducted air con, downlights and laminate floors are some of the quality finishes found throughout the two levels. In total there are five interior living spaces along with the outdoor entertainment area and the downstairs layout consists of a guest bedroom complete with access to the two-way bathroom and includes a built-in robe. Handy for relatives or older children.

A covered entry patio opens to a wide foyer that flows directly to the front music/reading room which has a bright aspect with natural light stemming from the windows on two sides, both with shutters to tailor the light to your mood. The built-in timber bookshelf is a prominent feature and will appeal to avid readers. Next there is a spacious formal lounge room or set this up for cinema viewing or as a rumpus for the kids.

Laminae floors continue through to the beautiful, combined living and dining space which resides at the back of the home. Complete with split system air conditioning the lounge section has integrated shelves, dual windows and large format glass sliding doors connecting to the exterior deck and the dining area can cater to a large setting. Central to both is the contemporary kitchen which features a stylish island bench with trio of pendant lights and a bank of quality cabinetry behind with freestanding gas stove and fridge. A separate walk-in pantry provides all the additional storage space you could need.

The covered deck is an inviting alfresco retreat that has modular flooring, insulated roof and dropdown shades for sun protection. Elevated from the garden it enjoys a lovely aspect. The casual area includes a ceiling fan and steps down to the lawn.

Upstairs hosts another lounge room space that is ideal for relaxing before bedtime or for the kids to unwind. It connects to the dedicated home office (or nursery if required). The master bedroom is sublime with calming tones, pendant lights to bedside and a functional ensuite with large shower, dual sinks to vanity and walk in robe. Three additional bedrooms all feature robes and have access to the central bathroom with full size tub and separate powder room.

Features include:

- Basketball court
- Security screens
- Ducted and split system air conditioning
- Ceiling fans
- Shutters
- Intelligent storage
- Solar panels
- Double garage

A short walk to the local primary school, parks and a quick stroll to the bus stop means it's easy to get around town from this location. Nearby Wishart Civic Centre and Westfield Garden City offer abundant shopping access and Mt Gravatt Plaza is nearby.

This property really does tick all the boxes for family buyers seeking quality, space and longevity in a prime location of southside Brisbane. Enquire today.

*subject to reserve price

PARKING FOR OUR IN-ROOM AUCTIONS:

- Anytime Fitness carpark (entrance via Bothwell Street) provides 2-hour parking and pedestrian laneway shortcut up to Logan Road
- Central Fair Shopping Centre (entrance via Creek Road, after the bus stop)
- Side streets such as Bothwell Street, Selborne Street, Gowrie Street etc

For all your home loan needs please get in touch with Christine at Loan Market!

p: 0401 175 490

e: christine.junidar@loanmarket.com.au

w: <http://www.loanmarket.com.au/christine-junidar>

This property is being sold by auction or without a price and therefore a price guide cannot be provided. This website may have filtered the property into a price bracket for website functionality purposes. Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.