



4a Hibiscus Avenue, SUN VALLEY, QLD 4680

PERFECT FAMILY HOME SET ON THE HILL– FIRST TIME TO MARKET IN OVER 20 YEARS

Perched on the hill overlooking Sun Valley, this solid brick and tile 4-bedroom, 2-bathroom home offers generous family living in a highly sought-after location.

Featuring large double parking with extra-high ceilings, this property provides both practicality and potential.

Inside, two rear bedrooms include built-in robes and box air conditioners, while the spacious layout offers multiple living zones - a family/media room off the dining area, plus a formal lounge at the front of the home, perfect for extended family gatherings.

The master bedroom includes an ensuite and walk-in robe, with the fourth bedroom currently used as a home office.

At the heart of the home sits a bright, functional kitchen that connects seamlessly with the living spaces.

The main bathroom is generous in size, complemented by an oversized laundry for

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P186364

SALE DETAILS

**OFFERS OVER
\$569,000**

CONTACT DETAILS

Kylee Young
0428 673 350

added convenience.

Outside, enjoy the covered veranda overlooking the well-retained yard, plus a workshop/shed at the rear - ideal for hobbyists or extra storage.

AT A GLANCE:

- 4 spacious bedrooms all with ceiling fans and a box air conditioning unit
- Large kitchen/dining space with all the mod cons and quality fitting
- Private media room with sliding door to cover veranda
- Decent main bathroom with separate bath and shower and separate toilet
- Large laundry area with service door to washing line via ramp and rail
- Master has a walk thru bathroom with double vanity, shower and extremely private WIR
- Formal Living - Only used for large family gatherings this space also has a slider onto the veranda area
- Lovely formal entry
- Front bedroom/office/nursery
- 3.5 kw Solar System
- Powered workshop to rear of yard
- Appealing front fenced yard

Homes like this rarely stay on the market for long, especially in today's fast-moving market. Don't miss your opportunity to make it yours.

Call KYLEE from ELDERS GLADSTONE & TANNUM SANDS today to secure a private viewing on 0428 673350

Other features: Area Views, Carpeted, City Views, Disabled Access

- Land Area 654.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite





