



## 8 Attunga Street, SUN VALLEY, QLD 4680

Beautifully Renovated Home in the Heart of Sun Valley!

Elders Gladstone and Tannum Sands are proud to present 8 Attunga Street, Sun Valley—a stunningly renovated residence that blends style, functionality, and opportunity. This exceptional 3-bedroom, 2-bathroom home is perfect for first-home buyers, growing families, or savvy investors seeking a property with character and versatility.

From the moment you arrive, you'll appreciate the attention to detail and quality craftsmanship that has gone into transforming this home. Positioned on a generous 607m<sup>2</sup> block with side access, the property boasts multiple indoor and outdoor living spaces, creating an ideal environment for relaxation and entertaining.

Step inside and be greeted by timeless hardwood floors and an inviting open-plan living area. The brand-new kitchen is a true centerpiece, featuring a timber island bench, standalone electric oven and cooktop, dual-door pantry, and a statement pendant light—perfectly complementing the industrial-contemporary design.

Upstairs, you'll find three well-appointed bedrooms, each with built-in robes and ceiling fans. The master suite impresses with king-size proportions and air conditioning for year-round comfort. The main bathroom is a showstopper, showcasing floor-to-ceiling tiles, a freestanding bath, and a spacious shower.

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:** 300P188589

**SALE DETAILS**

**OFFERS OVER**  
**\$575,000!**

**CONTACT DETAILS**

**Jay Murray-Lowe**  
0497 508 122

Downstairs offers a fully renovated second living zone, complete with a stylish kitchenette, multi-purpose room, bathroom, and laundry. While this level is not legal height, it provides endless possibilities-ideal for teenagers, extended family, or generating rental income. With separate access from the front and side of the property, privacy is assured.

Outdoors, enjoy low-maintenance living with multiple entertaining areas, including a front patio with firepit and a rear deck perfect for gatherings. This property is being sold with vacant possession, allowing you to move in immediately upon settlement. There's even an option to purchase fully furnished for ultimate convenience.

#### Additional Features:

Rental appraisal: \$540â##\$560 per week

Council rates available on request

Video walk-through available-text 0477 697 727

Whether you're upsizing, investing, or purchasing your first home, 8 Attunga Street offers unbeatable value in a sought-after location. Contact Jay Murray-Lowe today to arrange your inspection or request further information!

Other features: Area Views, Carpeted, Close to Schools, Close to Shops, Close to Transport, Kitchenette

- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Floorboards







