



7 Mallee Court, SUN VALLEY, QLD 4680

Well-Presented Family Home in Sought-After Sun Valley

Positioned in a quiet court on a generous 618m² (approx.) block, this lowset brick home with a Colourbond roof offers comfortable family living in an excellent location, close to all amenities and just a short drive to the CBD.

The home features an open plan living, dining, and kitchen area, fully air-conditioned and complemented by ceiling fans. The newly renovated kitchen is well designed and includes a gas cooktop, under-bench oven, dishwasher, overhead cupboards, two double-door pantries, a breakfast bar, and plenty of bench space.

There are three spacious bedrooms, all fitted with built-in robes, ceiling fans, new air conditioners, and carpet. The master bedroom includes its own air conditioner and a private ensuite with shower, vanity, and toilet. Bedroom two is particularly generous in size, ideal for families or guests.

The family bathroom features a shower over the bath and a toilet - perfect for families with young children.

Vinyl plank flooring runs throughout the main living areas, and a linen cupboard provides additional storage. Security screens are installed for peace of mind.

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: Sold

INTERNET ID: 300P191404

SALE DETAILS

CONTACT AGENT

CONTACT DETAILS

Bevan Rose
0417 602 150

Step outside to the large covered outdoor entertaining area, opening directly off the living room - an ideal space for family BBQs and social gatherings.

Additional features include:

- Brand-new 13.3KW solar system
- Single lock-up garage
- Extra parking for a caravan, boat, or additional vehicles

This well-maintained home offers space, modern upgrades, and a fantastic location - ready for its next owners to move in and enjoy.

* Vacant

* No known Rental Increase in the past 12 Months

* Rental Appraisal Guide \$530 to \$550 per week

* Council Rates Approx \$3,866 per year (excluding water)

* For video walk through, please request directly to WhatsApp 0403 403 485

* 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.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Openable Windows, Roller Door Access

- Land Area 618.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- Single garage
- Ensuite





