



12 Kimmax Street, Sunnybank

EXCITING OPPORTUNITY FOR SMART BUYERS HUNGRY FOR VALUE!!!

\$790,000

3 Bed | 2 Bath | 2 Car

Web ID: ALEE11910

Family friendly home set on a superior 668m2 allotment in one of Sunnybank's most sought after streets. Here is the sort of property that rarely changes hands ... in fact, for the last 36 years this much loved home has had just the one owner.

Well presented; feature packed; light, bright and breezy this delightful residence offers so much for families:

- Always popular classic highset brick styling with comfortable living areas
- Generous spaces providing multiple options for work, rest and play
- 3 well-proportioned bedrooms
- 2 bathrooms (1 upstairs as well as 1 downstairs)
- Huge multi-purpose utility room perfect for all that in demand extra space
- Relaxing outdoors while reading a book under the shade of the beautiful Poinciana tree, enjoying the serenity of the birds, the lush greenery and your beautiful gardens will always delight
- Oversized pergola providing for alfresco dining and barbeques by the sparkling inground pool will be everyone's favourite relaxation spot
- Near perfect aspect capitalising on all the benefits of cool summer breezes and warm winter sun
- Timber floors hidden under the carpet, ceiling fans, air-conditioning, water tank, solar hot water system, auto garage door - these are

just some of the extras on offer

-- Tranquil and whisper quiet location just minutes to everything on offer in the heart of Sunnybank ... Market Square, major shopping complexes, cinemas, restaurants, parkland, public transport both train and bus ... is unbeatable

-- Macgregor State School catchment

Our owners are relocating and are highly motivated to sell. There will never be a better opportunity to acquire a great investment in this popular suburb.

Do not miss out.

Exclusive Agent: Mark Allen 0412 723 971

Disclaimer - All information relating to the property described is gathered from sources we believe to be reliable. However, we cannot guarantee or warrant its accuracy. You should make your own enquiries, consult relevant advisers and satisfy yourself about its integrity. Our full disclosure also applies and is outlined on our website www.allenlee.com.au.

Inspections

Thursday 18 October, 6:00pm - 6:30pm

Saturday 20 October, 10:00am - 10:30am

Saturday 20 October, 2:00pm - 2:15pm

Mark Allen

0412 723 971

contact@allenlee.com.au