



## 6 Coolinda Street, **Sunnybank**

BRICK & TILE HOME SELLING FOR WHAT WOULD PROBABLY BE CLOSE TO LAND VALUE! UNBELIEVABLE!

**OFFERS OVER \$528,000**

3 Bed | 1 Bath | 1 Car

**Web ID:** ALEE11914

First home buyers, savvy investors, downsizers this cost effective investment is going to be the best buy Sunnybank has seen in years.

At times it may seem almost impossible to be able to purchase an affordable property in Sunnybank ... but not with 6 Coolinda Street - here is that chance of a lifetime for some smart buyer ... if you act quickly.

The home provides the lucky buyer with:

- \* Three built-in bedrooms, remodelled kitchen, pleasant lounge and dining areas, air-conditioning, ceiling fan, security screens - all very comfortable
- \* Gorgeous rear deck which is sure to be a favourite hideaway. It is the perfect spot to sit back and relax with your cuppa and the newspaper
- \* Relaxing outdoors with nice greenery, healthy shrubs and private grounds
- \* Extra features like water tanks, solar hot water, garden shed and fencing for added value
- \* Pretty 562m2 corner block with the possibility of side access for boat, van or trailer
- \* Such a quiet and peaceful setting yet with every advantage of an extremely handy location. Pockets this good are hard to find in this ever popular suburb
- \* Only two doors away from the beautiful Les Atkinson Park with tai chi facility, playground, outdoor fitness/exercise equipment, ducks and



birdlife, picnic area as well as path and bike network - it is all here on your doorstep for the whole family to enjoy

\* Easy access to schools, child care, shops, restaurants, transport - both bus and train, parks and major facilities is a huge bonus for busy families

Our owners are certainly not greedy ... in fact they are very fair and realistic people. They have secured their new home and are quite firm in their instructions to us that "the family home must be sold".

So may we suggest, if you are genuine in your desire to secure a great piece of Sunnybank real estate with attractive and affordable entry level pricing ... that you come and take a look. We reckon that you'll be pleased you did.

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](http://www.allenlee.com.au).

**Inspections**

Saturday 22 June, 11:00am - 11:30am

**Mark Allen**

0412 723 971

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