



## 24 Samara Street, Sunnybank

UNDER CONTRACT BY MARK ALLEN

4 Bed | 2 Bath | 2 Car

**Web ID:** ALEE11921

The luxury of space is here and waiting for one lucky family. Situated in Samara Street - long regarded as one of the best streets in this suburb. Without doubt this is a quality real estate offering.

Sited perfectly on a prime elevated 645m<sup>2</sup> block to ensure all year round comfort. It is obvious this welcoming home has been well cared for by our owners. Even the largest of families will be accommodated here with ease. There are 4 well-proportioned bedrooms upstairs (main with ensuite), big comfortable living areas, the heart of the home - an enormous eat-in kitchen, and both internal as well as external stairs. We think the special surprise here though is the absolutely UNBELIEVABLE amount of practical multi-purpose areas downstairs. It goes on forever. Everyone will benefit from being able to S-P-R-E-A-D out and enjoy their own space.

Outdoors are certainly a delight. Retreat to the extensive undercover patio that capitalises on cool summer breezes and warm winter sunshine ... a haven just perfect for long lazy Sunday BBQ's, a cuppa and newspaper, a cold drink or quiet nap on an outdoor lounge recliner. We love that there is a beautiful back yard with real green grass. A place where children can happily run and play. Over the years this yard has hosted many a cricket test played by neighbourhood children.

Position? What can we say? It's Sunnybank. And not only Sunnybank but it's in one of the best pockets of this great suburb. Certainly quiet, yet ever so close to public transport (train and bus), good schools, university, hospital, cinemas, Market Square, any number of shopping centres, an extensive list of restaurants and cafes. Metres away at the end of the street there is the serenity of acres and acres of parkland with walking and cycling paths.

If your search for a property a little better than the average listing on offer out there in the market, a home that offers more substance, value and better location has up until now left you disappointed ... then come and have a look here ... you will be so pleased you did.

Realistic owners are downsizing and have bought elsewhere. So make no mistake they are serious vendors and are here to sell. This is one of the finest Sunnybank opportunities we have seen in a long time. **ACT QUICKLY!**



Exclusive Agent: Mark Allen 0412 723 971

(This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.)

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 outline on our website [www.allenlee.com.au](http://www.allenlee.com.au).

**Auction**

Saturday 26 October, 3:00pm  
ON SITE

**Mark Allen**

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