



## 327 Hellowell Road, Sunnybank Hills

UNDER CONTRACT BY MARK ALLEN

3 Bed | 2 Bath | 2 Car

**Web ID:** ALEE11927

A better opportunity than this you will not find in Sunnybank Hills today.

Rarely do affordable homes offering such impressive credentials come to the market in this location. Most often they are snapped up by some astute home buyer or investor who immediately recognises the potential, the underlying value of the land content or just the future capital gains possibilities on offer with the blue chip position.

Buyers wanting to gain a foothold in the lucrative Sunnybank Hills real estate market will certainly be impressed with this quality 3 bedroom brick and tile family home in a convenient location. Every amenity is close by and the property will not be beaten for convenience.

- Live comfortably with a choice of multiple living areas all of a generous size
- Large sunken lounge room with impressive fireplace for winter nights
- Additional family room for informal gatherings
- Comfortable well-proportioned bedrooms are all built-in. Master bedroom with ensuite
- A light and bright well set out functional kitchen with brand new dishwasher is the heart of the home
- Extra-large Florida room with lots of natural light and ventilation is sure to be popular with both entertainers and the children
- Set on a valuable and larger than normal 700m<sup>2</sup> block of real estate gold
- A large 3.8m x 6m lock-up powered shed at the rear of the property is ideal for a man cave, hobbies, tinkering or any of 100 other



purposes

- Easy walk to public transport, shopping centre, cafes and amenities
- AND YES it is in the highly sought after Sunnybank Hills Primary School catchment
- Excellent exposure for anyone seeking to cash in on a home business
- An extensive list of extras include - but are not limited to: fresh paintwork throughout, air-conditioning, ceiling fans, security screens, remote control automatic garage door, water tank, high privacy fencing and extensive landscaping

Our owner's instructions are quite clear - they want this home SOLD! So if you are looking to secure a great buy with attractive and affordable entry level pricing ... you must inspect without delay.

Exclusive Agent: Mark Allen 0412 723 971

(This property is being sold by auction or without a price and therefore a price guide can not 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 outlined on our website [www.allenlee.com.au](http://www.allenlee.com.au). Some rooms digitally staged for illustration purposes.

#### **Auction**

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#### **Mark Allen**

0412 723 971

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