



**14 Cranfield St, Sunnybank Hills**



## 2 HOMES IN 1 – GREAT LOCATION

Big, north facing family home with 3 bedrooms upstairs, 2 bathrooms, 2 kitchens, 2 big separate living areas, extra storage areas and rooms downstairs all on a 751m2. This fabulous double storey brick and tile property has been professionally redesigned to provide either a big home or the ability to provide independent space for extended family and friends and huge potential to live downstairs independently and rent the upstairs, so many options here.

Conveniently located – only minutes away from city bound buses and train stations, Pinelands Plaza, Sunnybank Hills Shoppingtown, Market Square and the popular Sunnybank shopping precinct.

The home is also in the catchment zone of the popular Sunnybank State Schools – from Prep to Year 12.

Situated on a big 751m2 elevated block – this north-facing property enjoys an abundance of natural light, refreshing breezes and views of border ranges to the west.

Ground level features include:

- big open-plan, air-conditioned casual living/meals
- ceramic floor tiles throughout
- stylish kitchen – with quality s/s electric oven, gas cook top, s/s range hood, free standing island bench, timber bench tops + plenty of clever storage space
- 2 big rooms with double built-in robes
- modern bathroom with frameless shower, vanity + toilet
- study nook
- storage room
- under-stair storage
- separate laundry

5 2 2 751 m2

<b>Price</b>	SOLD for \$699,000
<b>Property Type</b>	Residential
<b>Property ID</b>	278
<b>Land Area</b>	751 m2

### Agent Details

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### Office Details

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- separate private access

Access to the second level is either by external stairs to the rear balcony or by an internal staircase that can be easily closed off from downstairs living to provide additional security and privacy for both levels.

Second level features include:

- big open-plan, air-conditioned lounge/dining
- beautiful polished hardwood timber floors throughout
- stylish kitchen – with quality s/s freestanding dual fuel upright cooker, s/s range hood, integrated dishwasher, timber bench tops + plenty of clever storage space
- 3 good-sized bedrooms (1 air-conditioned, all with ceiling fans and 2 with built-in robes)
- modern bathroom with frameless shower + vanity
- separate toilet
- rear balcony
- separate private access

Enjoy outdoor entertaining and family BBQs under the massive patio. The big back yard is fully fenced and offers plenty of space for the kids to play safely. There's a big 6 x 3 metre garden shed; 2 rainwater tanks (10,000 + 3,000 litre) with pump; and wide side access for the boat, caravan or trailer. And the roof has been repointed and repainted too.

Quality multi-dwelling homes in this area are hard to find. Just think of the potential financial rewards and enduring benefits that this property can provide for many years to come.

This is a golden opportunity not to be missed. So be quick to inspect and make Number 14 Cranfield Street, SBH lucky for you!

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