



40 Simla Avenue, Geebung

FULLY RENOVATED - VIEWS TO GLASSHOUSE MOUNTAINS!

Positioned on an elevated allotment, this recently renovated family home captures mountain views and a lush green backdrop, all while delivering a layout designed for everyday functionality. With four bedrooms, two bathrooms, and multiple living spaces, it's a home that blends lifestyle, practicality, and a fresh, modern finish.

Upstairs, polished timber floors lead you through a light-filled living and dining area, with split-system air-conditioning ensuring year-round comfort. The adjoining sunroom opens onto a large north-facing deck, creating the perfect spot for morning coffee or evenings with friends, all while soaking up the views. The brand-new kitchen impresses with stone benchtops, quality appliances, and generous storage, while the primary bedroom also features split-system air-conditioning. Three additional bedrooms provide ample room for family or guests.

The home has been refreshed inside and out, with a complete repaint, new carpets, and updated fixtures and fittings throughout. Downstairs, there's a great space for an internal storage/workshop area.

Perfectly positioned within a short distance to local parks, shops, and quality schools, this home delivers the space, lifestyle, and modern

4 2 2

FOR SALE
OPEN TO OFFERS

AGENTS

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AGENCY

LJ Hooker Stafford
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Interested parties must rely solely on their own enquiries.

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updates that families seek, ready to enjoy from the moment you move in.

- + Recently renovated throughout, internally and externally repainted.
- + Spacious open-plan living, dining, and kitchen.
- + Brand-new kitchen with modern appliances, stone counter tops, and ample storage space.
- + Large north-facing deck that takes advantage of the home's mountain views.
- + Spacious primary with split-system A/C and built-ins.
- + Polished timber and newly installed carpeted flooring throughout.
- + Three additional bedrooms, all of which feature built-ins.
- + Two renovated bathroom's both of which with modern fixtures and fittings.
- + Covered car parking for two-cars.
- + Easy access to nearby shopping centers, parks, schooling, and major arterial.

Properties that present this much value are getting harder and harder to find, don't hesitate call Dean & Harry today for the sales report and rental appraisal.

MORE DETAILS

Property ID	1DUSF4N
Property Type	House
Land Area	607 m2

Dean Hamilton 0400 799 447

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Harry Harris

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FLOOR AREA SIZES

Internal	175.9m ²
External	39.1m ²
Garage/Storage	46.0m ²
Carport	46.2m ²
TOTAL	307.2m²

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

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