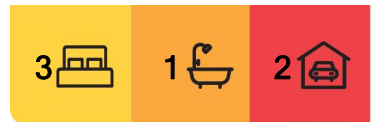


Sunnybank Hills, 108 Ditton Road

SOLD BY BEN LEONG & JONAS LEONG



Nestled within a peaceful suburban street in Sunnybank Hills, this beautifully presented brick lowset offers classic charm with a modern touch. Partially renovated four years ago, this home now boasts a stylish kitchen and bathroom, while still retaining its timeless appeal. With an expansive partially enclosed patio backing onto a sprawling backyard, it's a perfect haven for families who love to entertain. Just minutes from parks, transport, and shopping, it's the perfect combination of serenity and convenience.

Key Features:

- Immaculate brick lowset in a quiet, leafy street with picturesque street appeal
- Partially renovated four years ago with a sleek modern kitchen and contemporary bathroom
- Expansive, mostly enclosed rear patio ideal for private alfresco entertaining, plus a separate side patio

For Sale
Please Call

View
ljhooker.com.au/B2K2F4R

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07 3344 0288

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- Generous backyard perfect for children to play, plus a garden shed for extra storage
- Peaceful suburban location within easy reach of Banoon Train Station and a few minutes stroll to City buses, Sunnybank Central, schools, and parks

Located in a serene, family-friendly neighbourhood, this property offers the ideal mix of tranquillity and convenience. Parks, buses, and a train station are all within walking distance, while Sunnybank Plaza and Market Square are just a short drive away, providing everything from the latest blockbusters to a world of culinary delights. Whether you're catching up with friends over dinner or grabbing groceries for the week, everything is right at your fingertips.

Nearby Amenities:

- 160 m to Ditton Road Park
- 160 m to bus stop
- 1 km to Footprints Sunnybank
- 1.3 km to Banoon Train Station
- 2.5 km to Sunnybank State School
- 2.9 km to Pinelands Plaza
- 3.1 km to Sunnybank State High School
- 4 km to Sunnybank Plaza
- 4.1 km to Market Square

Positioned on a whisper-quiet street with leafy surroundings, this brick lowset exudes classic charm. The home is set back from the road, with flourishing greenery providing a sense of privacy and seclusion. A long driveway leads to a single garage and a covered carport, with the entrance discreetly tucked away, enhancing the property's private feel. The well-presented exterior and picturesque street appeal make this home an inviting retreat for the next lucky owners.

Venture inside and you'll be greeted by a spacious and airy lounge and dining area, the entire floorplan being fully tiled for low-maintenance living. This combined space is cooled by both air conditioning and a ceiling fan, ensuring comfort whether you're hosting friends or simply relaxing with family.

Flowing seamlessly from the living area, the trendy modern kitchen is a highlight of this home. Renovated just four years ago, it features sleek stone countertops and timber-look cabinetry that offer plenty of storage and a contemporary feel. The handy breakfast bar provides an extra spot for casual dining, while the all-electric appliances make meal prep a breeze. For those who prefer gas cooking, the original gas connection is still available, giving you the flexibility to customise the kitchen to your needs.

At the rear of the property, you'll find an expansive, mostly enclosed patio perfect for hosting family barbecues or quiet evenings in the fresh air. This private space offers beautiful garden views to one side, adding a touch of serenity to your outdoor entertaining. For larger gatherings, a separate side patio provides additional space, ideal for spreading out during lively garden parties.

Beyond the patio, the fenced backyard is a true gem - it boasts a huge, grassy area where kids can run and play safely, with a handy shed tucked in the corner for storing all your



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outdoor gear.

Three generously sized bedrooms, all with built-in robes and ceiling fans, ensure everyone has their own space to retreat to. The master bedroom comes with the added comfort of air conditioning, perfect for those hot summer nights. These bedrooms are serviced by a chic, contemporary bathroom that was also renovated four years ago, offering plenty of storage and a sleek, modern design.

This pristine, classic lowset in Sunnybank Hills offers the perfect family lifestyle in a private, peaceful setting. With its beautiful presentation, pristine interiors, and convenient location, this home is ready for you to move in and enjoy. Contact Benjamin Leong or Jonas Leong today to find out more or arrange an inspection.

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Inspired by Family Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 15 622 283 596 / 21 107 068 020

More About this Property

Property ID	B2K2F4R
Property Type	House
Land Area	405 m ²
Including	Air Conditioning Toilets (1) Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

Benjamin Leong 0407 712 392

Agent/Independent Contractor | benjaminleong@ljhpp.com.au

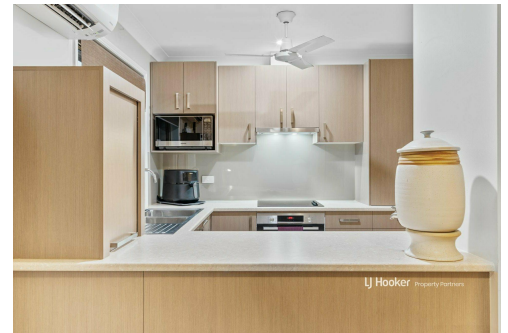
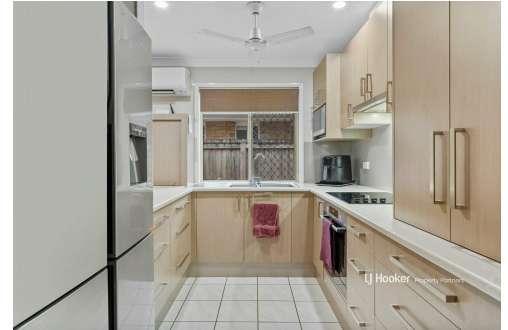
Jonas Leong 040 716 6298

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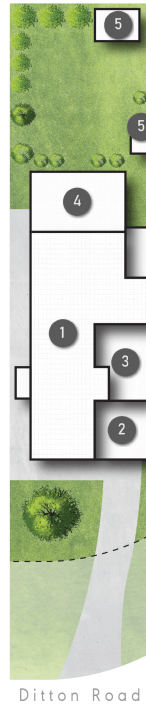
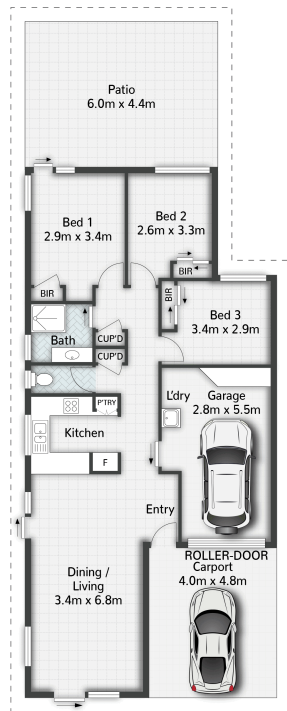
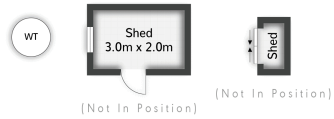
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- LEGEND
- 1 RESIDENCE
 - 2 CARPORT
 - 3 GARAGE
 - 4 PATIO
 - 5 SHED



108 Ditton Road **SUNNYBANK HILLS**

3 | 1 | 2 | 145m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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