



## Sunnybank Hills, 111 Landseer Street

Fresh-Faced, Fuss-Free - The Perfect First Home!

Sporting a white and bright interior with freshly painted walls and new timber look vinyl flooring throughout, this 3-bedroom lowset eagerly awaits its next occupants - be it you or your renters!

### Highlights:

- Open-plan kitchen/dining/lounge area with split system A/C + screened windows
- 3 good-size bedrooms, main bathroom with shower over tub, separate laundry
- Covered alfresco entertaining verandah with open-air games area at side
- Mow and go fenced backyard with tropical palms and productive fruit trees
- Double carport + valuable extra open-air guest parks on driveway

Across its spacious, light-filled interior, this home offers a generous combined kitchen/living/dining area, 3 good-size bedrooms, a space savvy bathroom with shower over tub, and dedicated laundry.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Auction

**View**  
By Appointment

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**LJ Hooker Property Partners**  
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Out front, lawn runs beside the driveway ascending into a double carport, while the alfresco entertaining patio out back is enclosed by palm-filled garden beds inside solid retaining walls, a short set of stairs leading to a grassy fenced play area - also home to a classic clothesline and handy shed.

The recent internal refurbishments have given this place a real lift but there's scope to do more works if you wished. The existing all-electric kitchen and main bathroom are perfectly neat and functional spaces, but you could modernise these areas down the track (STCA) - either for your own benefit or to bump up the rent return.

Whoever lives here and whatever their age, they're going to love this location. A short walk is all you need to get to parks and playgrounds, as well as handy bus stops to reach Pinelands Plaza, Market Square, Sunnybank Plaza or the city. By car, it's a 5 drive to the nearest shopping centre and dining spots, and the same to Sunnybank State/State High Schools.

Be ready come auction day for this one, as interest from investors to first-time buyers will be high.

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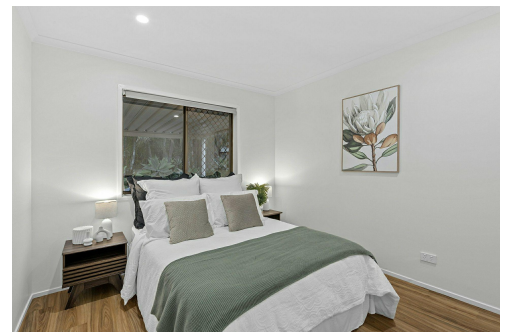
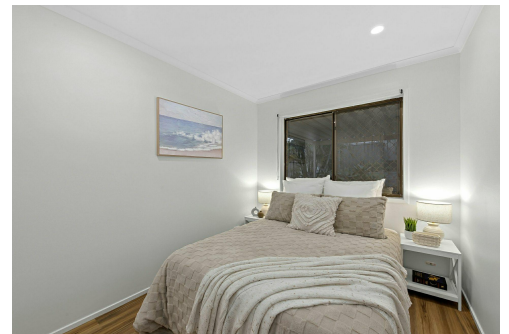
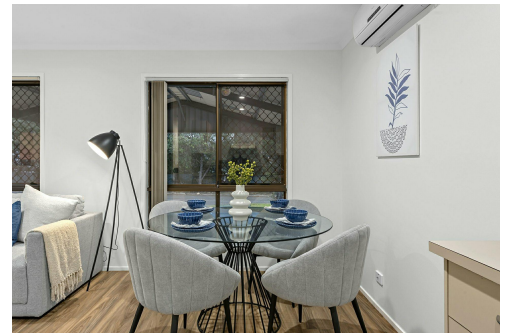
K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 56 794 753 139/ 21 107 068 020

## More About this Property

<b>Property ID</b>	B391F4R
<b>Property Type</b>	House
<b>Land Area</b>	405 m2
<b>Including</b>	Air Conditioning Toilets (1) Outdoor Entertaining Built-in-Robes Fully Fenced

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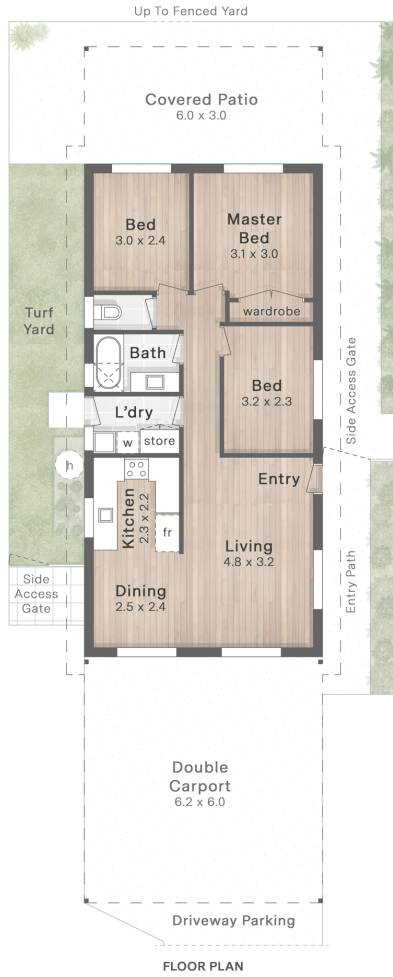
111 Landseer Street  
Sunnybank Hills

- 405m<sup>2</sup> Land Size
- 3 Bed
- 1 Bath
- 2 Car + Off-Street

Internal 74m<sup>2</sup>  
Patio 18m<sup>2</sup>  
Carport 37m<sup>2</sup>  
Total 129m<sup>2</sup>



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1. Driveway Parking
2. Double Carport
3. Covered Patio
4. Fenced Yard
5. Hills Hoist
6. Garden Shed

