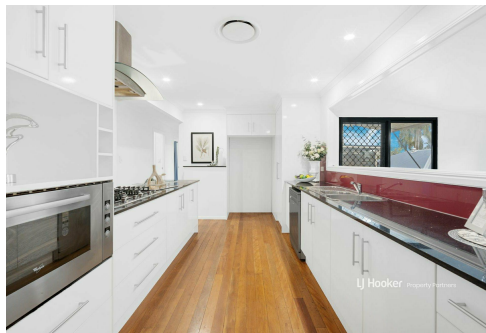




LJ Hooker Property Partners



## Sunnybank Hills, 16 Moonarie Street

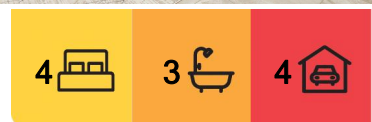
SOLD BY SHIRLEY CHOW

Tastefully renovated with an extension and reimagining, turning this solid original home into a modern split-level abode with 2 connected, self-contained wings!

Today we present a primary abode with 4-bedrooms and a stunning new formal lounge with raked ceilings and a second self-contained ground floor living quarter.

### Highlights:

- Total renovation of the original home inside and out with no expense spared, including fully reconditioned roof tiles with insulation, solar system with 20 panels, 5 ceiling fans, ducted air-conditioning, 2 split air-conditioners, new flooring and lots more
- Brick extension (formal lounge/master) only added in the last 12 months
- Separate entries into each 'abode' through attractive new timber doors with glass panels
- Double carport just installed plus 5 m fully concreted wide side yard, which is the perfect



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B25TF4R](http://ljhooker.com.au/B25TF4R)

**Contact**  
**Shirley Chow**  
0419 747 988  
[shirleychow@ljhpp.com.au](mailto:shirleychow@ljhpp.com.au)



**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.

**LJ Hooker Property Partners**  
**07 3344 0288**

location for your extra vehicle, caravan, trailer or access to the rear garden

- Rear timber deck boasts pleasant views/breezes in the north-facing backyard with lots of room for a big working shed.

It's incredible to wander through this versatile property and take in all the hard work that has gone into making it what it is today - two fully self-contained abodes that would be ideal for buyers looking to bring extended family under their roof without compromising anyone's independence or privacy, or who simply want an amazing guest wing or somewhere to give your elderly parents or your lucky teenagers getting to uni-age some space of their own.

There's lots going on, so let's break it down -

The fully renovated and extended primary residence is a split-level offering with ducted A/C for all-season comfort, with a single timber panelled door just off the new double carport, its main entrance. This opens into the new timber-floored formal lounge with its high raked ceilings. A timber staircase leads up from here into a gorgeous new kitchen/meals area - again with timber floors and all the cool gadgets: gas cooker, statement rangehood, dishwasher, swish bench tops and reams of new cabinetry - the dining side flows into a fully enclosed sunroom with large windows overlooking nice vistas, perfect as a study or tearoom and connects to a patio below by external stairs.

Branching off one side of the kitchen are the original 3 bedrooms, refurbished with new fans and sharing a new main bathroom with a shower and tub. The other side takes you into the brand-new master retreat! Created as part of the extensions, this is a stylish, carpeted sanctuary with a walk-through robe into an ensuite with a floating vanity and frameless glass shower enclosure.

Back out to the new front carport and a short run of stairs leads down to a second entry point - this one a striking set of double timber doors with more frosted glass panels. This gives extended family or guests their own access into the secondary fully tiled living wing.

This additional self-contained space comprises a combined lounge/dining area with a kitchenette at one side, 2 large bedrooms with robes and A/C, a bathroom, and access onto a 9 m full length covered patio with good-sized benchtops and kitchen sink, perfect for all of your weekend BBQ parties, family gatherings and outdoor alfresco entertaining while your children can enjoy outdoor games in the fully fenced backyard. Compact and classy, the kitchenette has an electric cooktop, sink and ample storage - perfect for cooking up meals for two, reheating a teen's take-out, or for guests popping on the kettle for early morning cuppas.

The location is every bit as good as the house looks! From here it's only 600 m to a great park and playground along Stones Road or to hail a bus, and a short 3-minute drive to trains, 4 to Pinelands Plaza or Sunnybank State/State High Schools, 6 to Sunnybank Hills Shopping town or 8 to Sunnybank Plaza.

The current owners have moved to the Gold Coast for work, leaving their shiny new home vacant to welcome new arrivals, so make sure it's you!

All information contained herein is gathered from sources we consider to be reliable.



**LJ Hooker Property Partners**  
**07 3344 0288**

**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.

However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

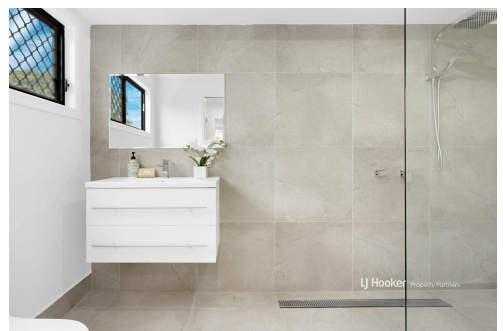
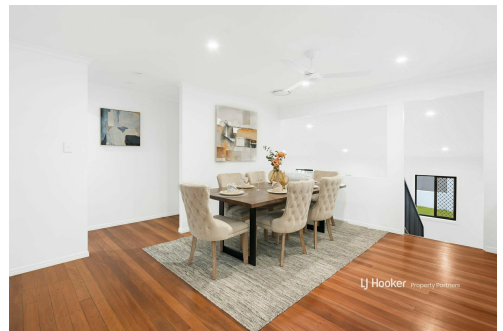
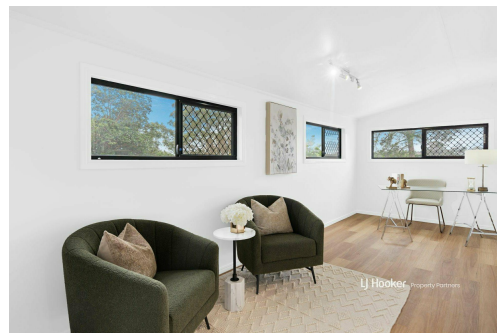
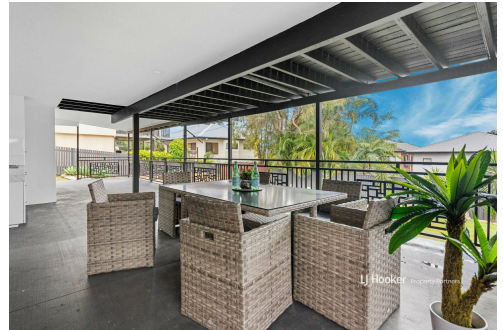
Chui Yi Chow with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 36 423 223 183 / 21 107 068 020

## More About this Property

Property ID	B25TF4R
Property Type	House
Land Area	659 m <sup>2</sup>
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Deck Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced

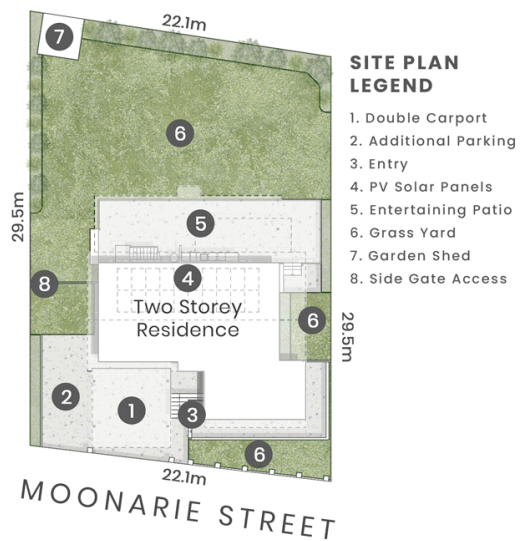
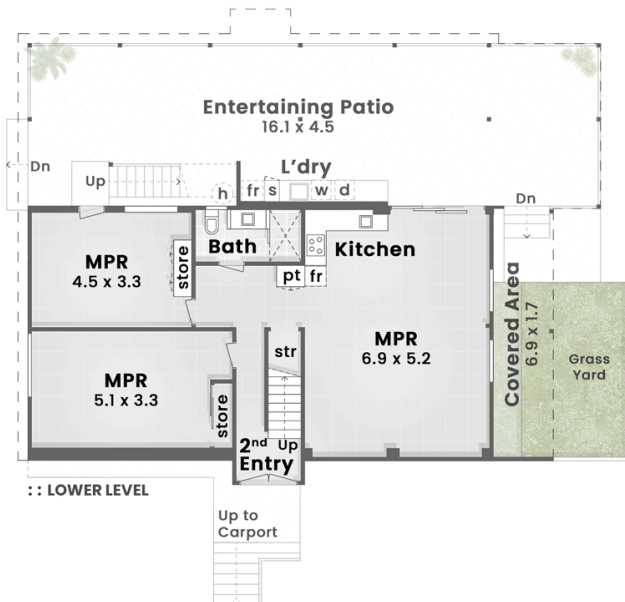
**Shirley Chow 0419 747 988**  
Agent with Jackson Chow | shirleychow@ljhpp.com.au

**LJ Hooker Property Partners 07 3344 0288**  
25 Pinelands Road, SUNNYBANK HILLS QLD 4109  
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



**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.

**LJ Hooker Property Partners**  
**07 3344 0288**



**LJ Hooker**  
Property Partners

16 Moonarie Street  
**SUNNYBANK HILLS**

Internal 254m<sup>2</sup> | Deck & Covered Externals 109m<sup>2</sup> | Carport 33m<sup>2</sup>

659m<sup>2</sup>

4 Bed

3 Bath

2 Car + Off-Street

**Total 396m<sup>2</sup>**

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at [puredesignconcepts.com.au](http://puredesignconcepts.com.au)

**pdc.**

**LJ Hooker**

**LJ Hooker Property Partners**  
07 3344 0288

**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.