



18 Flintstone Street, Sunnybank Hills

Stunning - Stylish Oversize Family Haven with Pleasant Views!

Auction Location: Onsite & Online via Auctions Live

From its parkland frontage and sunken lounge to city and university buses a three-minute walk away, this freshly renewed four-bedroom home offers the smart modern design, space and everyday convenience that Sunnybank Hills is known for.

- Parkland frontage - the home looks directly onto Seafern Street Park parkland from a classy formal living room with plenty of windows and raised ceiling.
- Two distinct living zones - formal lounge at the front, with a separate family room and dining area opening to the rear at the other end of the home.
- North-east rear aspect - a large deck off the family room, catching gentle morning sun and drawing shade in by mid-afternoon.
- Oversized garage with high clearance and a timber door through to the yard, offering workshop and storage space well beyond the standard double.
- Freshly renewed throughout - new paint inside and out including the

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AUCTION

Sat 14th Nov @ 10:30AM

VIEW

Thu 22nd Oct @ 5:15PM - 5:45PM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



decking, with repairs and improvement works recently completed and vacant possession available.

Inside, the sunken formal living room is the standout. Lifted by a raised ceiling and framed by a parkland view, it is a genuinely generous space, well suited to a quiet Sunday or to hosting properly when the occasion calls for it. Rooms with this kind of proportion are increasingly rare in the pocket.

Everyday living gathers at the rear. A good-sized fine dining area and a separate tiled family room, both served by a large kitchen positioned to look out over the large sunny deck. Glass sliding doors open the dining and family room straight onto a large rear deck, and here the orientation earns its keep. The yard faces north-east, so the deck picks up unhurried morning light and moves into shade through the afternoon, making it usable for most of the year.

The oversized garage with a high ceiling and fitted with a timber door through to the yard, offering workshop, project and storage capacity that most homes on the street simply cannot match.

Four bedrooms provide comfortable accommodation, all with wardrobes. The master takes the front of the home with a walk-in robe and private ensuite with wall tiles to ceiling for crisp look, while the remaining bedrooms are zoned together along one side, well removed from the living and entertaining end of the house. The good sized family bathroom boasts separate bathtub and modern chic wall tiles to ceiling for easy cleaning.

The current owner has already completed the honest work, with fresh paint inside and out, the decking included, alongside a round of repairs and improvements to present the home properly.

One of the strongest cards this property plays is its location, with excellent access to transport, shopping, schools and everyday essentials including:

- 300m Bus Stop (Bus Routes 150, 152, 153, 156)
- 650m Brady Bushland Park, approx. 9.1 hectares
- 750m Piptree Early Learning Sunnybank Hills
- 1.1km Runcorn Heights State School
- 1.6km Sunnybank Hills Shoppingtown
- 1.6km Calamvale Central
- 2.3km Pinelands Plaza
- 2.3km Runcorn Train Station
- 2.5km Runcorn State School

With Seafern Street Park opposite and serene Brady Bushland Park nearby, you can adore your evening stroll and keep fit while your children can enjoy favourite outdoor games and sports under your supervision. Life is Great - with vacant possession available, you can move straight in and start living - this property **MUST BE SOLD ON OR BEFORE AUCTION!**

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker
Property Partners
ABN 39 633 082 112 / 21 107 068 020

MORE DETAILS

Property ID	B5E4F4R
Property Type	House
Land Area	632 m2
Including	Ensuite
	Toilets (2)
	Deck
	Built-in-Robes
	Secure Parking
	Fully Fenced

Jackson Chow 0435 998 468

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Scale in meters. Indicative only. Dimensions are approximate.
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