



184 Stones Road, Sunnybank Hills

Good Bones, Great Location, Sunnybank Hills State School Catchment!

Nestled behind neat gardens on a well-proportioned, wide 18.6m frontage level block at the prized higher end of Stones Rd, this one owner well-maintained brick residence pairs its solid structure with cruisy 20-minute city commutes and walking distance to playgrounds, Sunnybank train station, and town-bound buses.

Highlights:

- Up: timber-floored kitchen/dining, carpeted lounge, 3 beds, a bathroom, decks front & back
- Down: big multi-purpose room with wet bar, 2 storage areas, laundry, porches front & back
- Secure double garage, fans in all beds (2 with BIRs, 1 with a WIR), grassy front/backyards
- One of the first homes built along Stones Rd & original owner
- Short drive to Pinelands/Sunnybank Plaza, Sunnybank Hills State School/Sunnybank High

One of the standout features of this property is its position within the highly sought-after Sunnybank Hills State School catchment. For families, school catchment is often one of the most important

3 1 2

FOR SALE

\$1,100,000+

VIEW

Wed 23rd Sep @ 5:15PM - 5:45PM

AGENTS

Jackson Chow
0435 998 468
jacksonchow@ljhpp.com.au

Debbie Chow
0411 138 328
jacksonchowssa@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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

considerations when choosing a home, and this location offers the added appeal of being within a popular and well-regarded school zone.

Protected from the elements by a timber-decked verandah above, the entrance to this lovely home opens into a foyer with stairs leading up to a spacious carpeted lounge, the adjacent open-plan dining area and kitchen defined by polished solid timber floorboards.

Glass-paned double doors open the lounge onto the street-side verandah, while a much larger outdoor entertaining area runs 7m long off the kitchen —both spaces fully covered so the leafy outlooks over the grassy front and back yards can be enjoyed in any weather.

A largely all-white affair, the kitchen is a modern set-up with abundant storage, a big pantry, gas cooker and stainless-steel wall oven. The other half of the top floor features air conditioning and three carpeted, fan-cooled bedrooms, all with built-in or walk-in wardrobes.

The ground floor is currently anchored by a large multi-purpose space with a timber wet bar in one corner and sliding door access to a covered patio under the big back verandah. As well as understairs storage, there's a use-it-as-you-need sewing room/second storage bay beside the laundry, and secure parking for 2 in the double garage.

Move-in/rent-ready right now, this location is super convenient to every amenity. A 15-minute walk down Stones Rd, past a couple of playgrounds, will land you at Sunnybank train station, or walk a mere 50 metres to a bus stop to get to nearby Pinelands Plaza, onto Sunnybank Plaza/Market Square and all the way to town. By car, Sunnybank Hills Shoppingtown and your local state schools (Sunnybank Hills School/Sunnybank High) are only a few minutes behind the wheel.

With the owner moving to a retirement village, this place is primed for sale and awaiting its next era.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must rely on their own enquiries. Images and/or descriptions may have been digitally enhanced or altered for marketing purposes and may not accurately represent the current condition of the property.

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	B55BF4R
Property Type	House
Land Area	587 m2
Including	Air Conditioning
	Balcony
	Built-in-Robes
	Remote Garage

Jackson Chow 0435 998 468

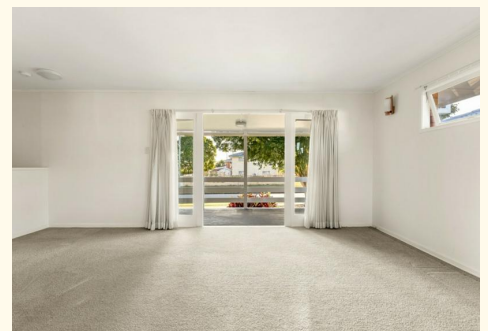
Agent/Independent Contractor | jacksonchow@ljhpp.com.au

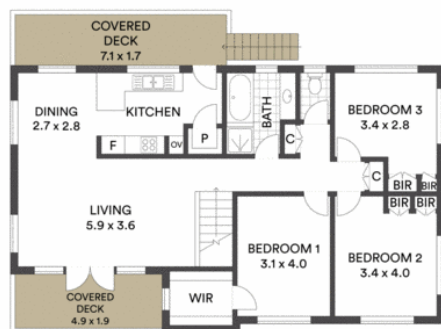
Debbie Chow 0411 138 328

Agent with Jackson Chow | jacksonchowssa@ljhpp.com.au

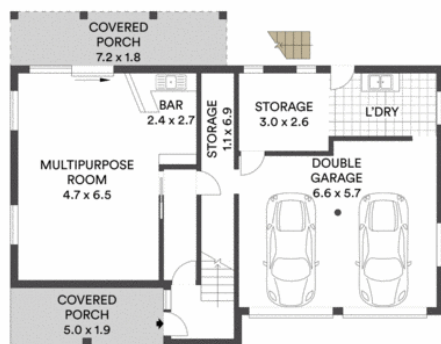
LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





FIRST FLOOR



GROUND FLOOR



INTERNAL AREA: 211M²
EXTERNAL AREA: 45M²

THE INFORMATION CONTAINED IN THIS DOCUMENT HAS BEEN PROVIDED BY THIRD PARTIES. THE AGENCY HAS NOT CHECKED THE INFORMATION AND MERELY PASSES IT ON, NOT HAVING A BELIEF ONE WAY OR THE OTHER AS TO ITS ACCURACY. INTERESTED PARTIES SHOULD MAKE AND RELY UPON THEIR OWN ENQUIRIES

184 Stones Road, Sunnybank Hills