



20 Braemar Street, Sunnybank Hills

## Pristine Family Home in Blue-Chip Sunnybank Hills - First Time Ever Offered

Auction Location: Onsite and online via Realtair

First time on the market, our seller has transitioned to care accommodation, creating a genuine and time-sensitive opportunity.

Nestled in a prime pocket of Sunnybank Hills, this lowset residence offers a unique architectural layout centred around a lush private atrium. Set on a generous 675m<sup>2</sup> allotment, this home is perfectly positioned for families seeking immediate comfort or savvy investors looking for a premier block to create a masterpiece.

### Highlights:

- Beautifully presenting lowset brick-veneer residence on a generous 675m<sup>2</sup> level allotment
- 2 living rooms centred around a lush, open-air private atrium, one with cozy fireplace; kitchen by the entrance for convenience
- 4 well-appointed bedrooms with built ins, master with private ensuite and patio
- Covered entertaining veranda overlooking large swimming pool,

4 3 2

### AUCTION

Sat 6th Jun @ 10:30AM

### VIEW

Sat 23rd May @ 10:00AM - 10:30AM

### AGENTS

Benjamin Leong  
0407 712 392  
benjaminleong@ljhpp.com.au

Jonas Leong  
040 716 6298  
jonasleong@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

- pond with waterfall nearby
- Walk to Pinelands Plaza, buses, and schools; Short drive to Sunnybank Plaza and Market Square

From the moment you arrive at 20 Braemar Street, a sense of curated tranquillity takes hold, starting with the expansive front porch and covered veranda that stretch across the home's facade. This elevated outdoor space serves as your front-row seat to a private tropical paradise, perfectly positioned to overlook the substantial inground swimming pool that sparkles at the front of the property. Imagine balmy Queensland evenings spent here, entertained by the gentle, rhythmic sound of water from the nearby pond and its cascading rock waterfall - a unique feature that immediately distinguishes this home as a sanctuary.

The layout of this residence is designed with a keen eye for practicality and flow, ensuring every daily routine feels effortless. Entering from the front of the home, the kitchen is positioned perfectly right by the door, making the task of dropping off groceries after a trip the shops remarkably convenient. With enough cabinetry to keep everything organised, this culinary hub is as stylish as it is functional, complete with quality appliances and stone-veneer benchtops.

At the heart of the residence lie two distinct living areas, both of which embrace the unique architectural centrepiece: a stunning central atrium. Large glass sliding doors in both rooms invite the garden's greenery and soft natural light into the home, creating a seamless connection between the indoor sanctuary and the open-air courtyard.

The formal living room, finished with durable and stylish vinyl planks, provides a versatile space that flows naturally from the entry. In contrast, the expansive family room is anchored by plush carpeting and the warmth of a classic fireplace, great for cozying up as the evenings get colder.

The home's accommodation wing serves as a quiet sanctuary, offering four well-proportioned bedrooms and a total of three bathrooms to comfortably support a busy family lifestyle. The master suite is a standout, featuring its own ensuite and a secluded patio for quiet morning reflections away from the main living areas. Each additional bedroom includes built-in robes for streamlined storage, while a large main bathroom and separate toilet ensure convenience for the rest of the household.

Other features:

- Solar system
- Security screens throughout
- 3 water tanks
- 2 garden sheds
- Plethora of storage solutions

Beyond the sanctuary of the home, the location offers a lifestyle of unparalleled ease, situated within a premier pocket of Sunnybank Hills where every amenity is just a short stroll away. You can leave the car at home and walk to Pinelands Plaza for your daily essentials or easily access city-bound buses and local schools all within minutes. For broader shopping and dining adventures, the vibrant hubs of Sunnybank Central and Market Square are just a quick drive from your front door.

The property itself sits on a generous 675m<sup>2</sup> level allotment, offering a rare blend of immediate comfort and exciting future potential. While the residence is in good condition and ready for a family to move in and enjoy, it also represents an exceptional opportunity for investors or those looking to secure a prime site to knockdown and rebuild a modern masterpiece. Whether you choose to preserve its unique

architectural charm or create something entirely new, the foundation for a brilliant future is already here.

Join Benjamin and Jonas Leong at the upcoming open homes and auction to experience the unique serenity of 20 Braemar Street for yourself and imagine the possibilities that await.

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 solely rely on their own enquiries.

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 DETAILS

Property ID	B4RNF4R
Property Type	House
House Size	281 m2
Land Area	675 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Pool
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank

### Benjamin Leong 0407 712 392

Agent/Independent Contractor | [benjaminleong@ljhpp.com.au](mailto:benjaminleong@ljhpp.com.au)

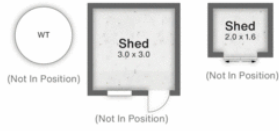
### Jonas Leong 040 716 6298

Agent with Benjamin Leong | [jonasleong@ljhpp.com.au](mailto:jonasleong@ljhpp.com.au)

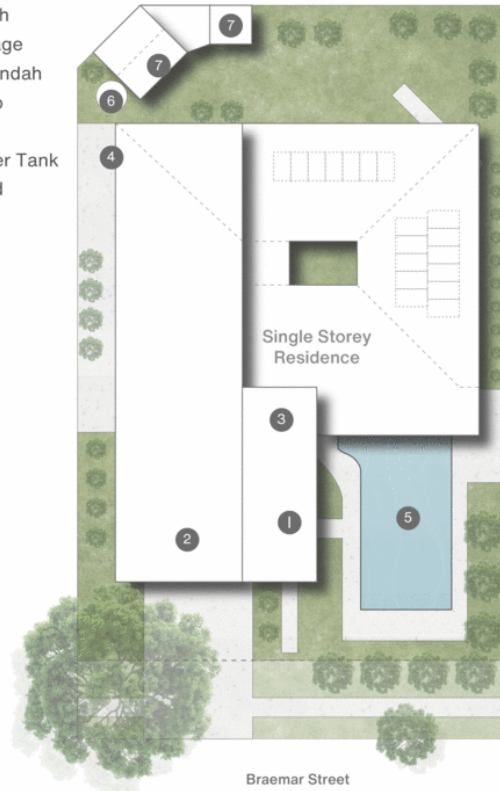
### LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109  
[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)





- 1 Porch
- 2 Garage
- 3 Verandah
- 4 Patio
- 5 Pool
- 6 Water Tank
- 7 Shed



20 Braemar Street **SUNNYBANK HILLS**

4 | 3 | 2 | 281m<sup>2</sup> | 675m<sup>2</sup>

**LJ Hooker** Property Partners

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