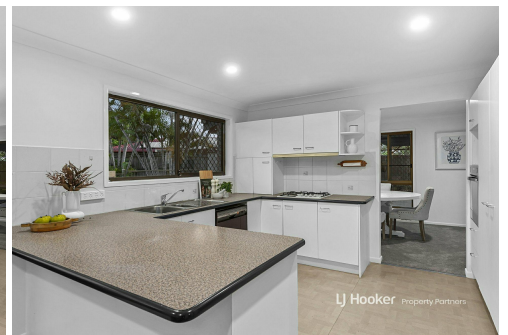
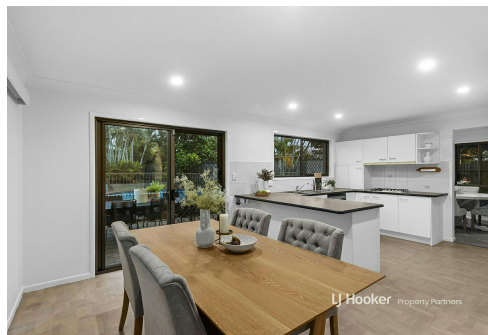




LJ Hooker Property Partners



Sunnybank Hills, 206 Pinelands Road

SOLD BY THE GILLESPIE TEAM

5 2 2 1

Experience the epitome of classic charm and modern comfort with this expansive, renewed four-bedroom family residence. Freshly painted, boasting new lighting, fans and plush carpets throughout; this home is a pristine haven for families and entertainers alike. The inclusion of a huge downstairs home office or potential fifth bedroom, a large formal lounge plus a formal dining space underscores the property's spaciousness. The open-air terrace overlooking a delightful swimming pool with additional features like solar panels, water tank and two sheds make this home a true gem in Sunnybank Hills.

For Sale
Please Call

View
ljhooker.com.au/B1KDF4R

Contact
Karl Gillespie
0411 599 850
karlgillespie@ljhpp.com.au
Bailey Atherton
0410 724 362
baileyatherton@ljhpp.com.au

Summary:

- Expansive, renewed four-bedroom classic family residence with fresh paintwork, new lighting, new fans and new carpets throughout
- Vast downstairs home office/study or fifth bedroom with air conditioning
- Expansive carpeted formal lounge and dining area with a brick feature wall



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07 3344 0288

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- Paved open-air terrace for outdoor entertainment, overlooking a delightful swimming pool
- Enhanced with solar panels, a water tank, two sheds plus ample storage options

Positioned smack bang in the heart of Sunnybank Hills, this residence is effortlessly close to essential amenities, making it a coveted spot for families seeking convenience and quality of life. From the doorstep, you're within walking distance to buses, parks, shops, a primary school, and childcare - everything a family could ever need.

- 78 m to bus stop
- 400 m to Tranquil Park
- 750 m to Sunnybank Hills Shoppingtown
- 1 km to Calamvale Central
- 1.1 km to Sunnybank Hills State School
- 1.3 km to Piptree Early Learning Sunnybank Hills
- 1.5 km to Pinelands Plaza
- 3.5 km to Calamvale Community College

Beyond the private timber fence line off bustling Pinelands Road, this classic timber and brick residence is a hidden gem. A driveway leading to a double carport, and a pedestrian gate opening to a quaint porch shielded by swaying palms, sets the stage for a home that promises privacy and serenity amidst an expanse of lawn.

Stepping inside, the interior welcomes you with a fresh palette of new paintwork, lighting, fans, and plush carpets. The expansive formal lounge, illuminated by downlights and adorned with mullioned windows, flows into a carpeted dining room through an arched doorway. This space, sharing a rustic brick wall with the lounge, is perfect for classy gatherings. An informal dining space adjacent to the kitchen offers a more casual retreat.

At the centre, the original kitchen features neutral tones, ample bench space, and extensive cabinetry, complemented by a breakfast bar, gas stovetop and dishwasher.

The fenced backyard reveals an open-air terrace, an entertainer's dream for any occasion, overlooking a swimming pool encased in tropical landscaping - a haven for summertime enjoyment.

The ground level hosts a versatile air-conditioned home office/study or fifth bedroom. Upstairs, four carpeted bedrooms feature ceiling fans and built-in robes, with the master also air-conditioned. Two original bathrooms (one conveniently found on each floor) and a separate water closet upstairs serve the home.

This property is more than a home; it's a lifestyle, offering the perfect mix of spaciousness, comfort, and convenience. Karl Gillespie invites you to explore this immaculate residence and envision your family's future here. Contact him today to experience the charm and sophistication of Sunnybank Hills living firsthand.

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K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners



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More About this Property

Property ID	B1KDF4R
Property Type	House
Land Area	605 m ²
Including	Study Air Conditioning Toilets (2) Pool Dishwasher Built-in-Robes Fully Fenced Solar Panels Water Tank

Karl Gillespie 0411 599 850

Partner & Agent/Independent Contractor | karlgillespie@ljhpp.com.au

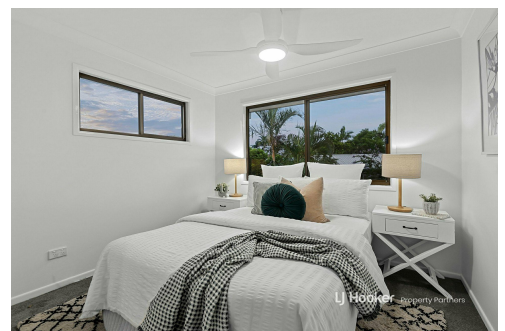
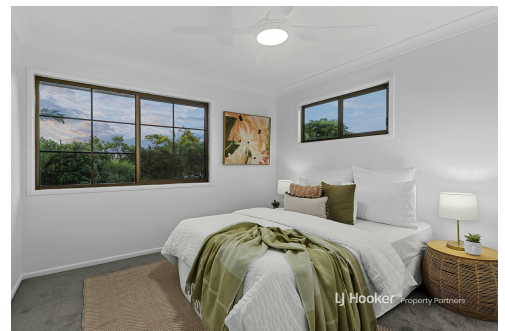
Bailey Atherton 0410 724 362

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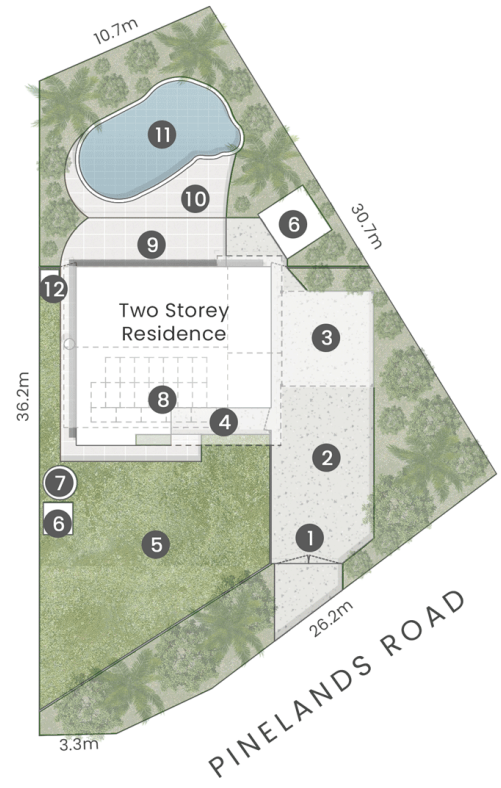
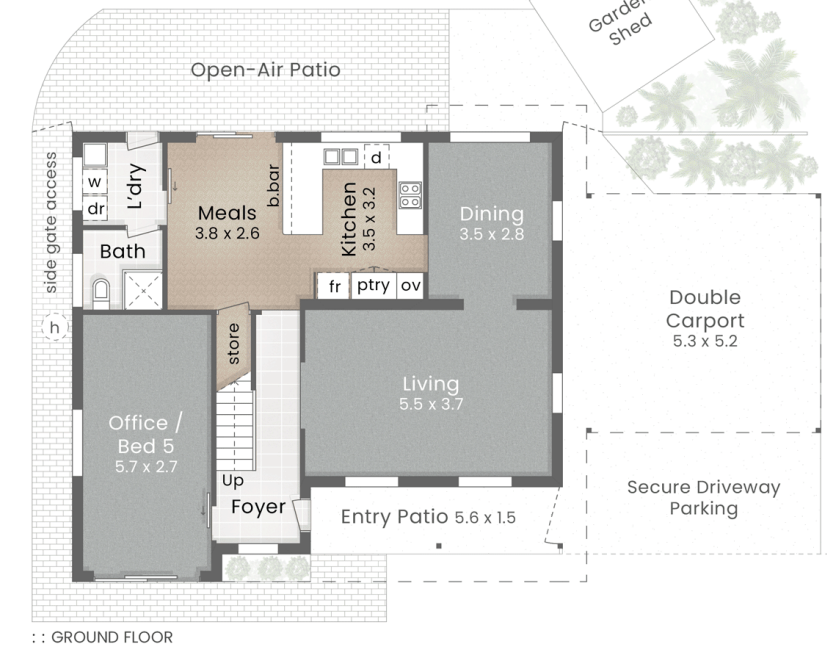
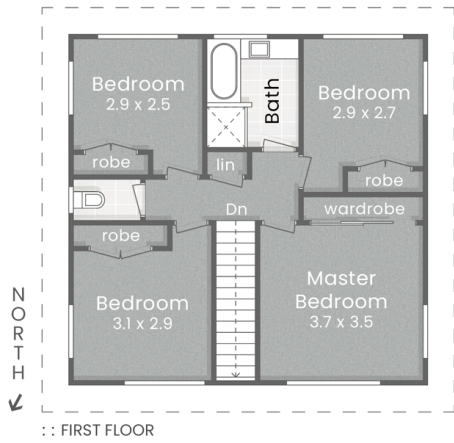


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SITE PLAN LEGEND

- 1. Gate Access (3.6m Wide)
- 2. Secure Driveway Parking
- 3. Double Carport | 4. Entry Patio
- 5. Fenced Yard | 6. Garden Sheds
- 7. Water Tank | 8. PV Solar Panels
- 9. Open-Air Patio | 10. Poolside patio
- 11. Swimming Pool | 12. Pool Pump



206 Pinelands Road SUNNYBANK HILLS

605m²

5 Bed

2 Bath

2 Car + Secure Off-Street

Internal 158m² | Patio 8m² | Carport 28m² | Total 194m²

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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

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