

## Sunnybank Hills, 238 Gowan Road

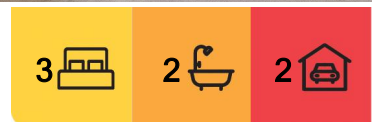
SOLD BY SHIRLEY CHOW & JACKSON CHOW

Embark on a journey to your dream home with this spacious three-bedroom family residence in the vibrant community of Sunnybank Hills. Nicely renovated two years ago, this home is the essence of stylish living with an open-plan layout, including a lounge and dining area that seamlessly transitions into a pristine, brand-new kitchen, plus a separate family room.

The property features a level, low maintenance fenced landscaped backyard with a cosy patio perfect for intimate alfresco hosting.

Inside, enjoy the fresh touch of brand-new vinyl flooring, lighting, curtains, carpet, appliances, paint and garage doors, complemented by roof insulation and an attic storage.

Positioned within walking distance to city buses, the local primary school, childcare, parks, shopping centres, and restaurants, this home offers unparalleled convenience for busy



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**LJ Hooker Property Partners**  
07 3344 0288

families.

Sunnybank Hills presents an idyllic setting for families, offering the ultimate convenience with everything you need just a short walk away. From childcare and parks to shopping and dining, this bustling locale ensures a lifestyle where the joys of family life meet the ease of suburban living.

- 300 m to Piptree Early Learning Sunnybank Hills
- 350 m to Jack Pyle Park
- 500 m to Gowan Village
- 550 m to bus stop
- 900 m to Runcorn Heights State School
- 1.2 km to Sunnybank Hills Primary School
- 1.5 km to Pinelands Plaza
- 1.6 km to Sunnybank Hills Shoppingtown
- 2 km to Calamvale Central
- 3 km to Runcorn State High School

This residence boasts a prime spot on bustling Gowan Road, ideal for a home business with exceptional exposure, and presents a pristine frontage that features a trendy double brick exterior, a landscaped easy-care garden with a new porch and a new metal screen outside the new front door plus an oversized double garage with new doors for safely parking your vehicles and a workshop.

The interior welcomes you with a modern and refreshed feel, highlighted by neutral paintwork and all-new lighting, curtains, carpet, and vinyl flooring. The open-plan layout on the ground floor, consisting of a lounge and dining area, offers a perfect setting for both hosting and relaxing, leading into the untouched, brand-new kitchen. The large family room at the rear, designed for casual entertaining with its new vinyl flooring and high timber ceiling, opens out to the backyard, inviting the outdoors in.

The stylish brand-new kitchen is a chef's delight, equipped with all-new appliances and remaining untouched since the renovation, ready to help host lavish dinners or casual family feasts.

Outside you'll discover a cosy patio for alfresco dining within the fenced backyard, which is level, well-kept, and perfect for children and pets to play in.

Upstairs, the master bedroom offers privacy and comfort, with new carpet, a ceiling fan with lighting, and new curtains. Two additional bedrooms and a sleek bathroom in good condition complete the upper level. The ground floor houses a second full bathroom and a good-sized laundry.

Additional Features:

- Metal security bars
- CrimeSafe security screens
- Updated smoke alarms
- Attic Storage
- Roof insulation and more



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This pristine, immaculate residence in Sunnybank Hills, renovated to embody modern, fresh living, offers a spacious sanctuary for families. With its convenient location and comprehensive upgrades, it promises a lifestyle of ease and elegance.

First time on the market, this much-loved family home in superb mint condition inside and out is perfect as your family home!

Committed owner is selling - this home is a great buy!

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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   | B1PCF4R            |
| Property Type | House              |
| Land Area     | 644 m <sup>2</sup> |

**Shirley Chow 0419 747 988**

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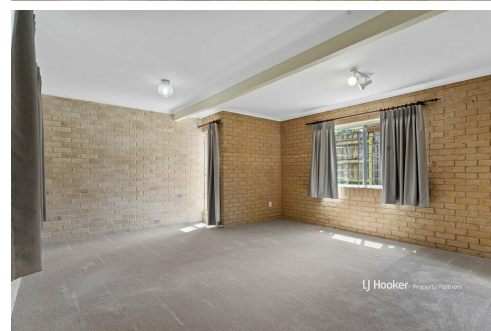
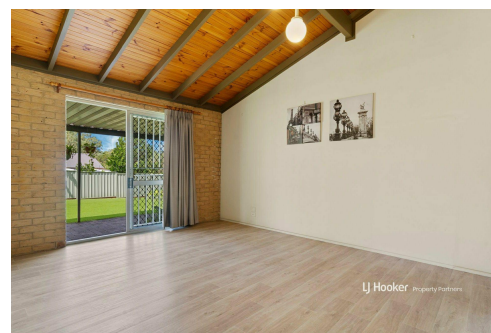
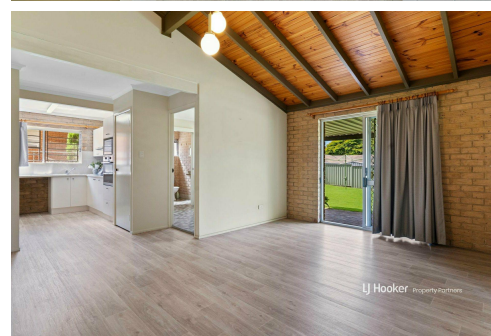
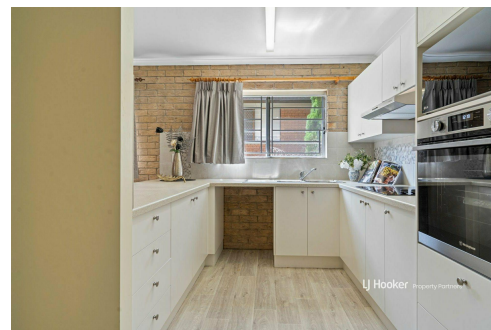
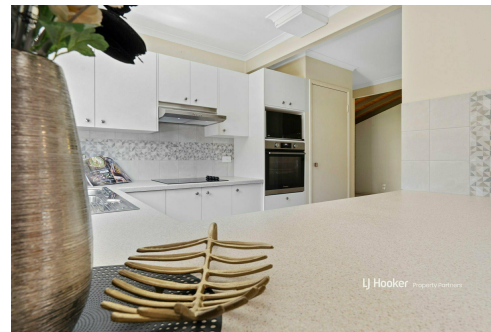
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
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## SITE PLAN LEGEND

1. Driveway Parking | 2. Entry Porch  
3. Side Access Gate | 4. Covered Patio  
5. Fenced Grass Yard | 6. Hills Hoist



  $26\text{m}$   $676\text{m}^2$

 3 Bed 2 Bath 2 Car + Off-Street

Internal 201m<sup>2</sup>

Patio & Porch 36m<sup>2</sup>

**Total 237m<sup>2</sup>**

pdc.

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