



26 Marong Street, Sunnybank Hills

The Perfect Starter with an Easy Walk to Sunnybank Hills State School

Proudly positioned within the esteemed Sunnybank Hills State School catchment and walking distance to school, shops, buses, trains, and other local amenities, this freshly painted and softly relit lowset is waiting to welcome its new owners. First home buyers, downsizers, and savvy investors, look no further for this great entry level home.

Only a 10-minute walk away is the top-performing Sunnybank Hills State School, making it an appealing choice for families seeking quality education. Conveniently positioned for families, it offers a nurturing setting for children to build strong academic foundations and confidence.

Highlights:

- Turnkey family refreshed with new paint throughout and new LED downlights
- Light-filled lounge by the entrance, kitchen with breakfast bar overlooking the dining room
- Deep covered rear patio for entertaining, plus a second sheltered patio off the entry

4 1 2

FOR SALE

Please Call

AGENTS

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Debbie Chow
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AGENCY

LJ Hooker Property Partners
07 3344 0288

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Interested parties must rely solely on their own enquiries.



- Level, fully fenced 603sqm block with 19.6m frontage, established gardens, a garden shed and genuine room for kids and pets
- Walk to Runcorn train station, city-bound buses and Pinelands Plaza, within the tightly held Sunnybank Hills State School catchment

Push open the front door and the living room runs generous and bright. Timber-look floors warm underfoot, a wide sliding door framing a shaded, brick-paved entry patio and a front covered patio built for slow Sunday coffees.

The dining zone sits just beyond, connected but its own space, with a second sliding door opening straight onto the covered patio. Between the two, the kitchen keeps a friendly watch through a servery window, its breakfast bar perfectly placed for after-school snacks, homework spread across the bench, or a glass of wine poured while something good simmers.

Down the hallway, three bedrooms sit together, each with a built-in wardrobe and one fitted with a neat study desk nook. The main bedroom is tucked away at the opposite end behind the living room. A family bathroom with a full-size bathtub and a separate toilet keeps the rushes civilised.

Then there is the backyard, and this is where the land really speaks. Flat, fenced and edged by established palms and leafy shrubs, it is a proper Queensland lawn. Room for a trampoline, a backyard cricket pitch, a vegetable patch, a dog that needs a good run.

The expansive covered patio stretches deep along the rear, a pergola throwing dappled shade across warm brick paving, the sort of spot where a Saturday barbecue drifts comfortably into evening and nobody looks at the time. A garden shed and clothesline sit tucked neatly to the side, while the double garage with internal access handles the cars, the bikes and everything else.

Life here runs on foot as easily as on wheels. City-bound buses and the train station are both within easy walking distance for quick commutes while a short drive takes you to Sunnybank Hills State School and Runcorn State High plus multiple shopping centres, childcare, medical services and motorway access.

Cosmetically fresh, comfortable from day one, and sitting on land in a suburb where land is the entire point. Contact Jackson or Debbie today to arrange your inspection.

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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	B559F4R
Property Type	House
Land Area	603 m2
Including	Toilets (1)
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage

Jackson Chow 0435 998 468

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Debbie Chow 0411 138 328

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

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26 Marong Street SUNNYBANK HILLS

603m² 4 Bed 1 Bath 2 Car

Internal 155m² | Patios 58m² | Total 213m² or 23 Squares



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