

27 Ballater Street, Sunnybank Hills

## AUCTION THIS SATURDAY - Sunnybank Hills Primary Catchment - Must Be Sold!

Auction Location: Onsite and online via Realtair




**SUPERB LOCATION - SECURE YOUR FAMILY FUTURE HERE!**

**A Rare Opportunity in Australia's Top-Performing School Catchment!**

Location is the cornerstone of real estate, and 27 Ballater Street offers a front-row seat to the best education in the country. This solid brick-and-tile home sits within the highly coveted Sunnybank Hills State School catchment. Ranked #1 in Queensland and 6th nationally, the school is an elite powerhouse delivering world-class results. For families, this address represents a premier strategic investment in a child's future.

Highlights:

- Elite Sunnybank Hills State School catchment ranked #1 in Queensland and 6th nationally.
- Ultra-convenient walkable location near Pinelands Plaza and Wynne Street Shopping Centres, city buses, restaurants, medical

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### AUCTION

Sat 6th Jun @ 2:30PM

### VIEW

Sat 6th Jun @ 2:00PM - 2:30PM

### AGENTS

Shirley Chow  
0419 747 988  
shirleychow@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- centre and all local amenities.
- Renovated interior featuring an updated 2-pak kitchen, new light fittings, split-system air conditioning, updated exterior paint and more...
- Low-maintenance brick and tile design situated on a level, easy-care 552m2 allotment.
- Exceptional future potential to renovate for added value or build a bespoke dream home.

Set on a perfectly level 552m2 block, the property offers immediate comfort today and immense potential for tomorrow. The flat terrain makes this an ideal site to eventually build a bespoke dream home in a street where values are underpinned by academic excellence.

Beyond the front door, the lifestyle is truly walkable, with Sunnybank Hills State School, childcare centres and the Pinelands Shopping Centre all within a short stroll. You are also minutes from city-bound buses, medical centres, and local parklands, while a short drive connects you to the Banoon Train Station for a seamless commute to the CBD.

Thoughtfully updated to balance modern style with low-maintenance living, you can spend more time enjoying the easy-care lifestyle. The updated kitchen features a glossy white 2-pak cabinetry complete with elegant hanging cupboards and a sleek contemporary finish. Stay comfortable year-round thanks to the split-system air conditioner in the lounge and ceiling fans in the master and second bedrooms.

The list of work done keeps on going! The interior shines with new light fittings throughout, while the functional bathroom has been enhanced with new tapware and updated hardware on the vanity. Even the exterior has been revitalised, featuring gutters painted in a stylish charcoal and a new cream-white timber side fence that provides a crisp, modern street appeal. Your vehicle can be kept safely in the lockup garage and long level driveway for extra vehicles' parking.

The clever internal layout even allows for future value-adding, such as removing the existing bathtub to install a second toilet (STCA) and replacing the existing window in meals area with a sliding door to allow for easy access to outside entertaining with family and friends.

This solid much-loved family home has now been beautifully refreshed and updated for a new chapter. The elderly owner is committed to a result, meaning this property must be sold.

Whether you are a young family, an investor, elderly looking for a convenient plus location or looking for the perfect site for a new build, 27 Ballater Street is a premier choice. Be quick to Contact Shirley Chow today for more information.

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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 B4RUF4R  
Property Type House  
Land Area 552 m2  
Including Air Conditioning  
Toilets (1)  
Built-in-Robes  
Secure Parking  
Fully Fenced

**Shirley Chow 0419 747 988**

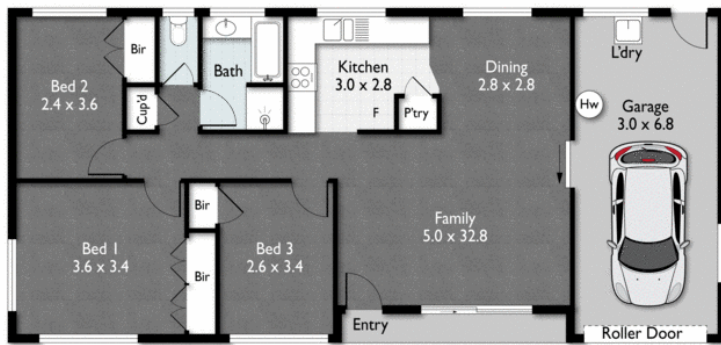
Agent with Jackson Chow | shirleychow@ljhpp.com.au

**LJ Hooker Property Partners 07 3344 0288**

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



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3 1 1 105sqm



Scale in meters. Indicative only. Dimensions are approximate.  
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