

## Sunnybank Hills, 3 Golden Ash Court

SOLD BY THE FLORENTZOS TEAM

Overflowing with warmth and charm, this delightful lowset brick home is ideal for first homebuyers, young families, or savvy investors looking to secure a family-friendly property in the sought-after Sunnybank Hills State School catchment. Thoughtfully updated and featuring multiple living spaces, modern comforts, and eco-friendly additions, this home strikes the perfect balance between character and practicality.

### Top Features at a Glance:

- Prestigious Sunnybank Hills State School catchment; stroll to city buses, local shops, and lush parks.
- Expansive rear entertaining patio with vergola and private gate leading to Sunnybank Grove orchard.
- Light-filled lounge and dining zones, seamlessly blending indoor and outdoor living spaces.
- Master suite retreat with a walk-in robe and ensuite, ensuring comfort and privacy.



**Disclaimer:** 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.



**For Sale**  
Please Call

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[ljhooker.com.au/B2QXF4R](http://ljhooker.com.au/B2QXF4R)

**Contact**  
**Ling Li**  
0403 192 378  
lingli@ljhpp.com.au  
**Peter Florentzos**  
0414 311 526  
peterflorentzos@ljhpp.com.au

**LJ Hooker Property Partners**  
07 3344 0288

- Eco-smart living with 22 solar panels, water tank, and roof insulation for year-round efficiency.

Step inside and be greeted by a bright and airy layout that combines timeless charm with modern functionality. The spacious lounge, adorned with warm wooden flooring and a feature wall, creates an inviting ambiance for relaxing or entertaining. Adjacent is the dining area with a sliding glass door opening out onto the outdoor entertaining area.

The heart of the home, the modern kitchen, boasts bold navy cabinetry, stylish splashbacks, and a gleaming central island bench. Designed with both style and practicality in mind, it is the perfect setting for those who want to bring more joy to their cooking.

Outside, the covered entertaining patio is a standout feature, fitted with a weather-sensitive pergola to ensure year-round comfort. Beyond, the fully fenced backyard offers space for children and pets to play, while a private gate provides exclusive access to the Sunnybank Grove orchard—a unique perk for homeowners seeking serenity.

Accommodation includes a light-filled master suite with an ensuite and walk-in robe, while two additional bedrooms feature built-in robes and ceiling fans for extra comfort. There is also a media room/ fourth bedroom with display cabinetry and sliding door to the side yard - this spacious, versatile space could also be a home office, gym or dining room depending on your needs. The family bathroom, with a separate bathtub and shower, caters to the needs of a busy household.

Eco-friendly upgrades make this home not only charming but cost-effective. A 22-panel solar system, water tank, and efficient insulation help reduce energy and water bills, ensuring sustainability for years to come.

Conveniently positioned within walking distance to public transport, local shops, and parks, and just a short drive from top schools, major shopping centres, and lifestyle amenities, it's an unbeatable opportunity for buyers seeking charm, functionality, and location.

Additional Features:

- Double lock-up garage with storage and drive through access to open car park
- Three air conditioners and six ceiling fans.
- Recently refreshed roof and Crimsafe security screens.
- Garden shed and low-maintenance landscaped gardens.

Don't miss your chance to own this enchanting property in one of Sunnybank Hills' most convenient and family-friendly locations. Contact Peter Florentzos or Ling Li today to arrange an inspection.

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L  
T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020

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## More About this Property

<b>Property ID</b>	B2QXF4R
<b>Property Type</b>	House
<b>Land Area</b>	456 m2
<b>Including</b>	Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Solar Panels Water Tank

### Ling Li 0403 192 378

Sales Associate to Peter Florentzos | [lingli@ljhpp.com.au](mailto:lingli@ljhpp.com.au)

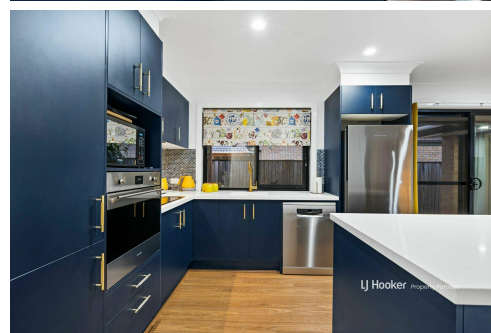
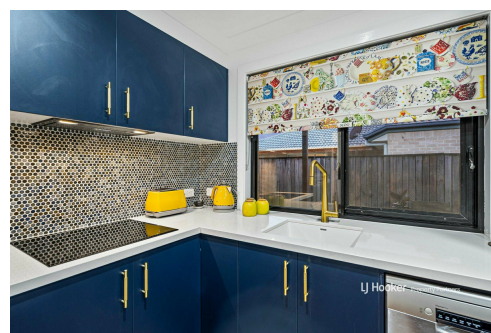
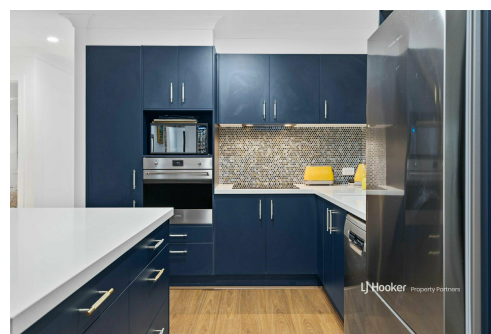
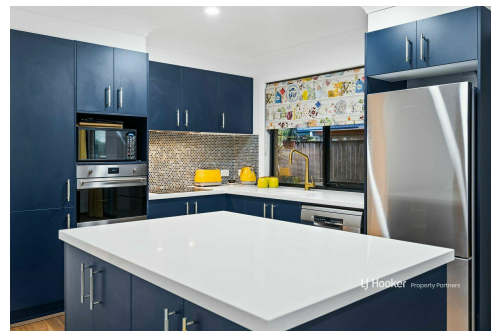
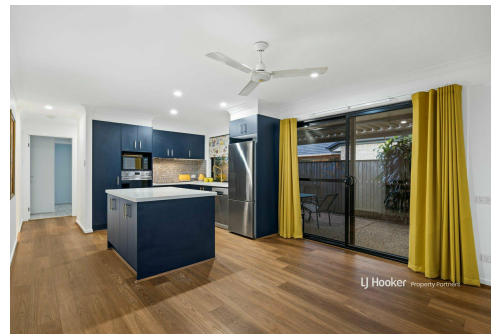
### Peter Florentzos 0414 311 526

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

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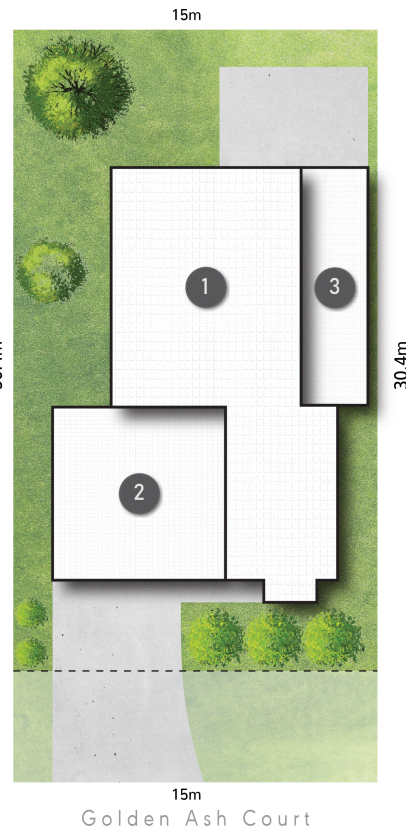
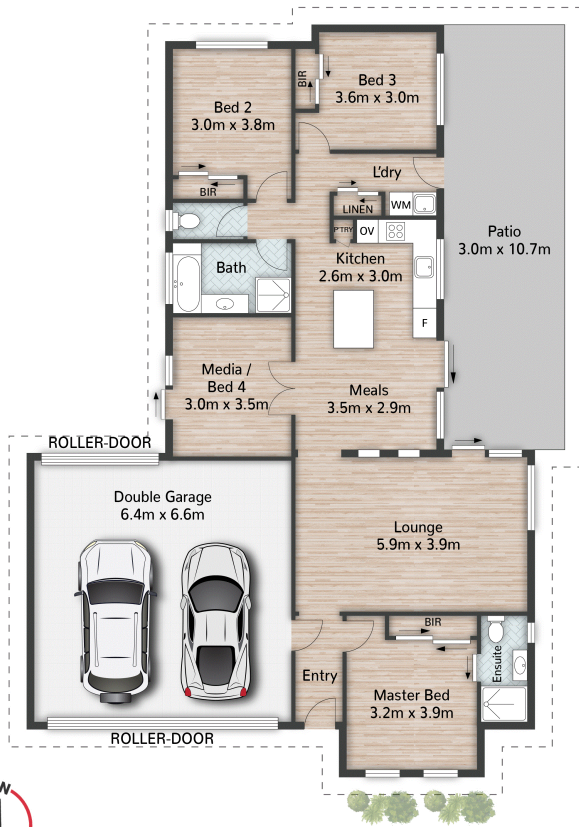
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**LEGEND**  
 1 RESIDENCE  
 2 GARAGE  
 3 PATIO



3 Golden Ash Court **SUNNYBANK HILLS**

4 | 2 | 2 | 192m<sup>2</sup>

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

**LJ Hooker**

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