



**Sold**



34 Pompadour Street, Sunnybank Hills

## **SOLD BY GARY LIU & ASSOCIATES**

Whether you're looking to house three generations comfortably, live in one and rent out the others, or secure a blue-chip investment with triple-income potential, 34 Pompadour Street is the unicorn of the Sunnybank Hills market! Situated on a 607m2 block in the heart of Sunnybank Hills, this unique two-storey residence is cleverly designed to offer three fully self-contained accommodations, each featuring its own private kitchen and bathroom.

### Highlights:

- 3 Private Residences, each unit is self-contained, offering total privacy for extended family or potential rental income
- Modern touches like bamboo flooring upstairs, LED downlights throughout, and gas cooktops for the home chef
- Massive entertaining patio downstairs and balcony upstairs, plus a massive cubby house for the kids
- Solar panels with a 10.45kW system + 8kW inverter (only 3 years old), a water tank, and 4 separate air-conditioning units for year-round comfort
- Secure double carport, two separate sheds, and a dedicated store/trailer parking area

Accommodation 1: High-End Family Living

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.

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**FOR SALE**  
Under Contract

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
07 3344 0288



Upstairs, step into a light-filled sanctuary featuring stunning bamboo flooring and a spacious floor plan. The massive living room offers plenty of space for family gatherings, while the chef's kitchen and dining area flow effortlessly through a servery onto the expansive entertaining balcony. It features three generous bedrooms, including a master with its own private ensuite, and a main bathroom with a convenient separate toilet.

**Accommodation 2: The Perfect Guest or Extended Family Wing**  
This fully self-contained residence is designed for comfort and privacy. It features an open-plan living and dining area serviced by a full kitchen. There is a dedicated bedroom plus a versatile Multi-Purpose Room (MPR) with a built-in robe, perfect as a second bedroom or home office. A complete bathroom with integrated laundry facilities completes this level.

**Accommodation 3: The Modern Studio Retreat**  
Ideal for a teenager's retreat, a home-based business, or a lucrative rental, this sleek studio is completely self-sufficient. It comes equipped with its own private ensuite, a functional kitchen, and dedicated laundry facilities, ensuring total autonomy from the rest of the home.

The outdoor features are designed for maximum utility and family enjoyment. A secure double carport provides peace of mind, while a dedicated store and trailer parking area with a side access gate is perfect for those with extra vehicles or a boat. Children will fall in love with the amazing, oversized backyard and cubby house, while two garden sheds, a water tank, and a 10.45kW solar system with 8kW inverter (installed just 3 years ago) ensure the home is as practical and energy-efficient as it is beautiful.

With a location that puts you within walking distance of Sunnybank Hills Shoppingtown, express buses, and local parks, this triple-threat gem offers both a premium lifestyle and a savvy investment strategy.

With a committed owner, this property must be sold. Contact Gary Liu and come ready on auction day.

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## MORE DETAILS

Property ID B40UF4R  
Property Type House  
Land Area 607 m2  
Including Study  
Air Conditioning  
Toilets (1)  
Courtyard  
Balcony  
Deck  
Dishwasher  
Floorboards  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels  
Water Tank

**Gary Liu 0450 996 996**

Agent | [garyliu@ljhpp.com.au](mailto:garyliu@ljhpp.com.au)

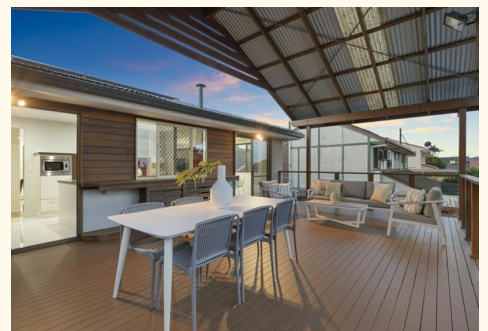
**Josie Feng 0481 170 665**

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**LJ Hooker Property Partners 07 3344 0288**

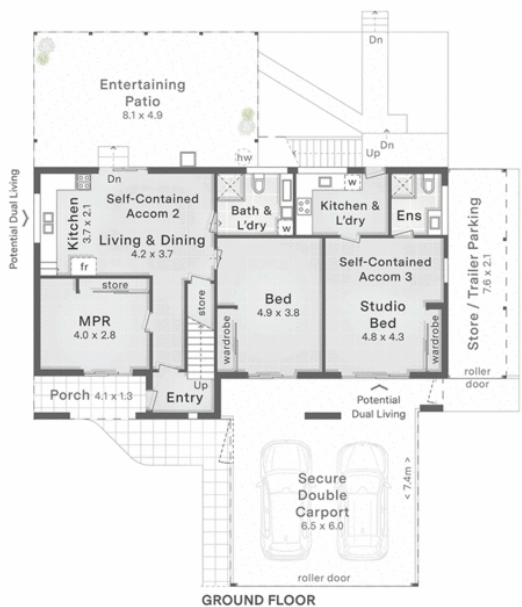
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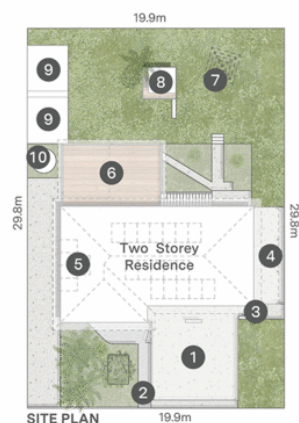
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NORTH ←



FIRST FLOOR

1. Secure Double Carport
2. Entry Gate | 3. Side Access Gate
4. Store / Trailer Parking
5. PV Solar Panels | 6. Entertaining Balcony
7. Hills Hoist | 8. Kids' Cubby
9. Garden Sheds | 10. Water Tank



SITE PLAN

Pompadour Street

34 Pompadour Street Sunnybank Hills

Internal 242m<sup>2</sup> | Balcony, Patio & Porch 85m<sup>2</sup> | Carport & Store 69m<sup>2</sup>



Gary Liu 0450 996 996

- 607m<sup>2</sup> Land Size
- 5 Bed + MPR
- 2 Car + Secure Off-Street
- 4 Bath

Total 396m<sup>2</sup>

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