



35 Goman Street, Sunnybank Hills

## SOLD BY NIKKI ZHAO & ALEX FAN

Tucked down a peaceful Sunnybank Hills street, this lowset brick charmer with tile roofing delivers the complete package with an ~ 15.5kW solar system, a 3,000L rainwater tank and split-system A/C to every bedroom and the living area. Four generous bedrooms, two refreshed bathrooms plus a third toilet, expansive open-plan living and a supersized double garage make family life effortless while the fully paved backyard and big covered alfresco keep weekends maintenance-light.

### Highlights:

- Energy-smart living with ~15.5kW solar system, water tank and AC in every room tank deliver guilt-free climate control all year round
- Four timber floored bedrooms, two of them with BIRs, master with WIR and ensuite, totally 2.5 toilets spread throughout
- Open-plan kitchen, living and dining flows effortlessly for family life and entertaining
- Concrete backyard, covered carport, shed and side access mean zero weekend yard work
- Oversized laundry with excellent storage capacity for linen, seasonal gear and family overflow
- Zoned Sunnybank State High; Coopers Plains SS; walk to buses;

4 2 3

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
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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.



5 mins to Sunnybank or Bañoon trains; 11 mins to Market Square & Sunnybank Plaza

Step through the front door and you'll immediately appreciate how this home has been thoughtfully configured for real family living. An expansive open plan living and dining room forms the social heart of the home - a bright, airy space bathed in natural light where the whole family can come together without feeling cramped and large windows frame leafy street views.

The well-appointed kitchen sits adjacent to the main living area, creating an effortless flow for everyday life and casual entertaining. Whether you're supervising homework while prepping dinner or hosting weekend gatherings, you'll have everything you need set up to make it all run smoothly.

Down the hallway, all four bedrooms are timber floored and air-conditioned, providing comfortable sanctuaries for the whole crew. Perfectly designed to help you properly unwind, the master bedroom is positioned for privacy, separated from the other bedrooms, complete with two built-in robes and an ensuite that exudes contemporary luxury.

The remaining three bedrooms are perfectly sized for kids, guests, or a home office setup, with two featuring built-in robes. The renovated main bathroom is crisp and contemporary, servicing the secondary bedrooms with modern fixtures and finishes, and with additional separate toilets, there's no more queue-jumping drama during the morning scramble.

Outside, the low-maintenance backyard is a dream - fully concreted and fully fenced for security and ease. The standout feature is the massive covered carport/outdoor entertainment area, equally suited to alfresco dining, kids' play space, or serving as bonus carport parking when needed. A covered patio extends the living space outdoors, creating an ideal spot for lounging or enjoying fresh air without yard work eating into your precious free time while the shed keeps your tools and toys secure.

The dedicated laundry is a genuine bonus - oversized and ready to moonlight as a storage powerhouse for everything from cleaning supplies to off-season wardrobes and all the bulky items that would otherwise clutter your living spaces.

But here's where this home really shines: that impressive 15.5kW solar panel system blanketing the roof. Combined with the 3,000-litre water tank, you're looking at genuine, measurable savings on utilities - money that stays in your pocket rather than disappearing into thin air. And with split system AC in every room, you can use it guilt-free knowing the sun's doing the heavy lifting. It's energy-smart living that doesn't compromise on comfort.

Location is where this property truly shines. 35 Goman St sits in the heart of Sunnybank Hills, a neighbourhood where convenience and community connect. You're just a 5-minute drive to Sunnybank or Bañoon train stations, with local bus stops within easy walking distance. The home falls within the catchment for Coopers Plains State School and Sunnybank State High School, placing education options close to home.

Need groceries, a coffee fix, or a weekend retail therapy session? Sunnybank Plaza, Market Square, and Westfield Mt Gravatt are all within easy reach. The blend of parkland, excellent schools, and the vibrant multicultural dining scene that's made this area famous makes this pocket truly special - and the kind of place families put down roots for the long haul.

Whether you're upsizing from an apartment, relocating for schools, or simply after a home that ticks every practical box while keeping running costs down, this energy-smart gem deserves your immediate attention.

Get in touch with Alex Fan and Nikki Zhao today and book your inspection before auction day arrives.

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Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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## MORE DETAILS

Property ID	B3NFF4R
Property Type	House
Land Area	405 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Courtyard
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank

**Nikki Zhao 0411 887 317**

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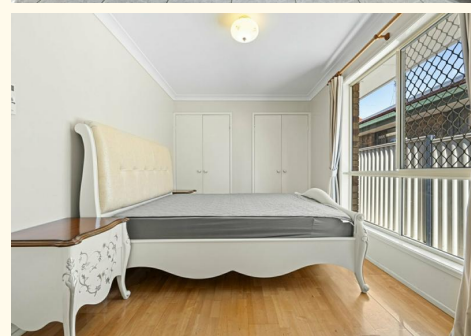
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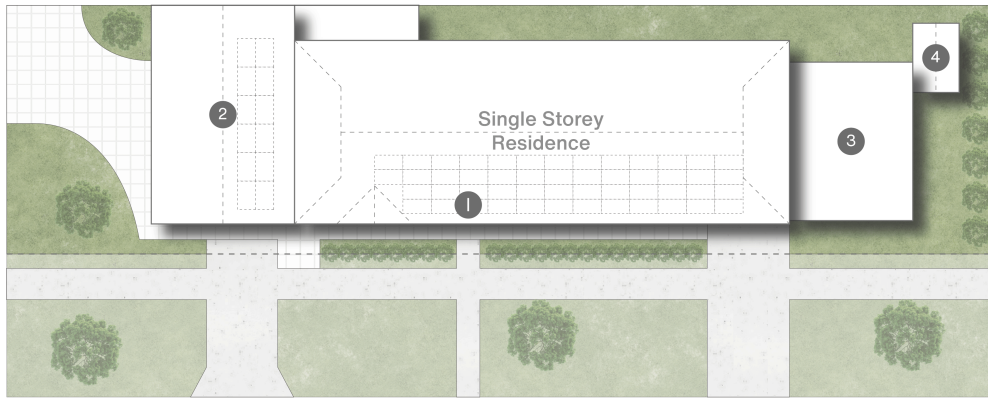
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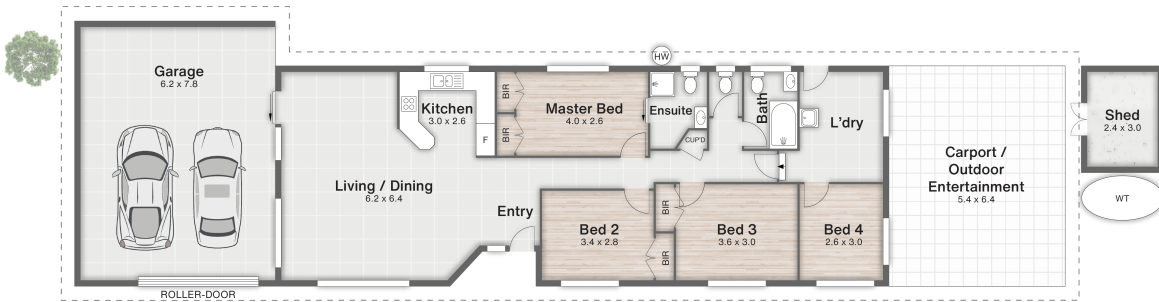
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- 1 Porch
- 2 Garage
- 3 Carport / Entertainment
- 4 Pergola

Goman Street



35 Goman Street **SUNNYBANK HILLS**

4 Beds | 2 Bathrooms | 2 Carports | 209m<sup>2</sup> | 405m<sup>2</sup>

**LJ Hooker** Property Partners

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

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**LJ Hooker**