



377 Gowan Road, Sunnybank Hills

Superb Business Exposure - Modern & Limitless Potential!

Auction Location: Onsite and online via Realtair

Perfectly located on an elevated flood-free block, this beautifully updated single-level brick and tile home offers the ultimate blend of modern lifestyle, unrivalled convenience, and lucrative future potential. Boasting a prime main road position with exceptional exposure, this property pulls double duty as a peaceful family sanctuary or the ultimate launchpad for a high-visibility home business.

Highlights:

- Pristine, single-level living on an elevated, flood-free 634m² level block with exceptional main road exposure for a lucrative home business.
- Beautifully updated interior boasting a freshly renovated 2-Pak chef's kitchen, updated hybrid flooring, energy-efficient LED lighting, and fresh paint throughout.
- Highly versatile floorplan featuring a spacious air-conditioned lounge, a seamless indoor-outdoor family meals area, and a separate study easily convertible into a fourth bedroom.
- Expansive, fully covered outdoor alfresco patio overlooking a massive, fully fenced rear yard complete with a practical garden

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AUCTION

Sat 11th Jul @ 2:30PM

VIEW

Sat 20th Jun @ 2:00PM - 2:30PM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

LJ Hooker

- shed and immense potential for future extensions.
- Goldmine location zoned within the DC1 District Centre Development Zone, positioned just meters from local schools, shopping centers, and city and university-bound express buses.

Forget the stress of renovating because the hard work has already been done for you with tasteful, stylish updates throughout the entire residence. The heart of the home features a freshly renovated, sleek 2-Pak kitchen complete with an expansive pantry, endless cabinet storage, and generous bench space illuminated by streaming natural light. As you move through the home, you will appreciate the premium feel of near-new hybrid flooring underfoot, updated energy-efficient LED lighting, new window blinds, remote garage door and a fresh coat of interior and exterior paint. The bright, clean main bathroom has also been refreshed with an updated vanity and contemporary tapware, offering both a quick shower and a relaxing bathtub alongside a separate toilet for morning efficiency. The clever internal layout even allows for future value-adding, such as removing the existing bathtub to install a second toilet (STCA)

The versatile design has been thoughtfully designed to maximise space, comfort, and everyday flexibility. The spacious family/meals area is equipped with air conditioning for year-round comfort and transitions seamlessly out to a massive, fully covered outdoor alfresco patio. Whether you are hosting weekend BBQs, large family gatherings, or just enjoying a quiet morning coffee, this space is purpose-built for making lasting memories.

For more formal or quiet moments, a generous separate lounge room offers a cozy retreat for relaxation. Nearby, a dedicated separate study or computer room provides the perfect quiet space for remote work, though it can easily be converted into a functional fourth bedroom depending on your family's needs. When it is time to unwind, three well-appointed bedrooms feature built-in robes and ceiling fans, with the master bedroom boasting its own split-system air conditioner and double built-in robes for extra storage and personal comfort.

Sitting on a generous 634sqm allotment, the exterior of the property is just as impressive and functional. The large, fully fenced rear yard serves as a safe haven for children to play and pets to roam freely, complete with a handy garden shed to keep your outdoor equipment tidy. This massive outdoor space also presents an incredible blank canvas, giving you plenty of room for a future property extension if desired (STCA).

Visually, the home has been elevated with new external paint in a modern dark charcoal finish across the gutters, downpipes, and patio area to deliver instant street appeal. For parking, a single secure garage protects your vehicle, while the wide concrete driveway provides ample off-street parking space for guests or incoming business clients.

Location is everything, and this unique property hits the absolute jackpot for convenience and capital growth. Walk to the Sunnybank Hills and Calamvale Road shopping centers, local schools, and city express buses that travel directly to the CBD and universities.

Beyond immediate lifestyle perks, the prime main road position offers an incredible marketing window for a HOME BUSINESS, MEDICAL PRACTICE, OR PROFESSIONAL OFFICE.

Furthermore, the property is situated within a registered Development Zone DC1 District Centre, securing your future financial upside by allowing for a concentration of district-serving retail, commercial, or residential low-to-medium rise buildings.

With the elderly owner fully committed to selling, this rare combination of a beautifully updated single-level home, a massive land component, and prime commercial potential is an opportunity you cannot afford to miss.

Elderly owner is committed to sell - Great Buying! Contact Shirley Chow today.

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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

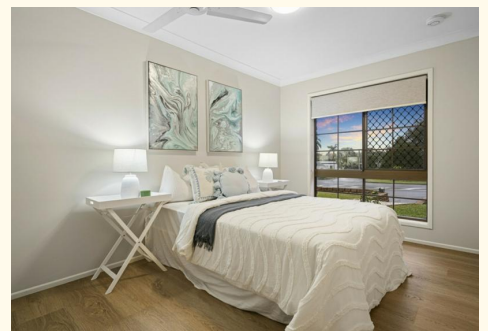
Property ID	7M9TF4R
Property Type	House
Land Area	634 m2
Including	Study
	Air Conditioning
	Toilets (1)
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

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Scale in meters. Indicative only. Dimensions are approximate.
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