







4 Blackbean Street, Sunnybank Hills

A Charming Home in a Prime Parkside Pocket

A leafy outlook, a generous corner block and the perfect spot for a weekend barbecue - this Sunnybank Hills gem has so much to love! Set across from Brady Bushland Park, this welcoming lowset combines comfortable family living with a brilliantly convenient location, making it an appealing choice for first-home buyers, young families and downsizers.

Top 5 Features at a Glance:
1. Outdoor entertaining: Covered pergola area, perfect for weekend barbecues and relaxed gatherings with friends.
2. Comfortable living: Separate air-conditioned lounge and dining areas, offering room to relax and unwind.
3. Spacious kitchen: Generous benchtops, abundant cupboard storage and a handy dishwasher for easy clean-up.
4. Shopping nearby: Just 1km from local shopping, with everyday essentials within easy reach.
5. Prime location: Bus stop at your doorstep, alongside leafy parklands and close to local schools.

Perched on a generous 640m2 corner block, this charming home has plenty going for it. The neat rendered exterior gives it a fresh,

3 1 2

FOR SALE
$999,000+

VIEW
Sat 31st Oct @ 1:00PM - 1:30PM

AGENTS

Karl Gillespie
0411 599 850
karlgillespie@ljhpp.com.au

Bailey Atherton
0410 724 362
baileyatherton@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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contemporary feel, while inside, bright tiled floors and a practical single-level layout create a relaxed atmosphere that's easy to feel at home in. It's the perfect home to settle into, whether you're buying your first home, raising a young family or looking to downsize.

The kitchen is perfect for home cooks, featuring sleek white cabinetry, contrasting dark benchtops and loads of storage to keep things organised. There's plenty of preparation space, views of the backyard, and breakfast counters on both ends. Nearby, the separate lounge and dining areas give everyone a little breathing room, with air conditioning to keep things comfortable when the Queensland summer rolls around.

And when the weekend arrives, you'll have just the place to enjoy it! The covered outdoor patio is ready for a long lunch with friends, a sizzling barbecue or simply kicking back with your favourite drink. With a generous block to enjoy, there's also space to potter about outdoors and make the most of a lazy Sunday afternoon.

Back inside, three comfortable bedrooms provide cosy retreats at the end of the day, while the family bathroom offers the practicality of both a shower and bathtub. A double garage adds to the everyday convenience, rounding out a home that's refreshingly straightforward to live in.

Of course, one of the biggest perks here is the location. With a bus stop virtually at your front door, getting around is a breeze. Local shopping is just 1km away, Sunnybank Hills Shoppingtown and Calamvale Central offer plenty of retail and dining options nearby, and Sunnybank Hills State School is only four minutes away by car. Best of all, the leafy surrounds of Brady Bushland Park are right across the road, bringing a welcome splash of nature to this wonderfully connected suburban setting.

A home that makes everyday life feel just that little bit easier? Now that's something worth inspecting! Whether you're starting out or settling into your next chapter, 4 Blackbean Street is ready to welcome you. Contact Karl or Bailey today to arrange your viewing!

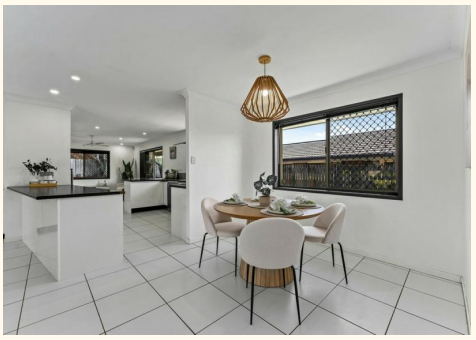
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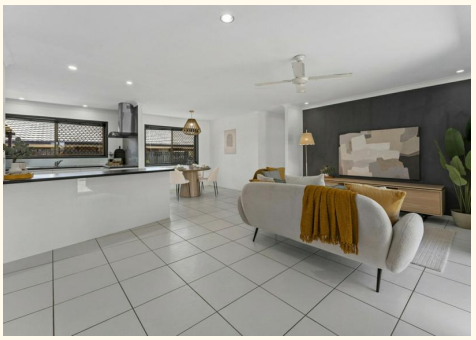
K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 56 794 753 139/ 21 107 068 020

MORE DETAILS

Property ID	B5FWF4R
Property Type	House
Land Area	640 m2
Including	Study
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Solar Panels











Karl Gillespie 0411 599 850
Partner & Agent/Independent Contractor | karlgillespie@ljhpp.com.au
Bailey Atherton 0410 724 362
Lead Agent â€“ The Gillespie Team | baileyatherton@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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4 Blackbean Street
SUNNYBANK HILLS

3 Bed
1 Bath
2 Car

Internal : 151m²
External : 27m²
Shed : 5m²
Total Area : 183m²

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions.



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