



LJ Hooker Property Partners



Sunnybank Hills, 40 Manzill Street

SOLD BY BENJAMIN LEONG & JONAS LEONG

Urgent Sale - Sellers are expecting a sale this Saturday! Great opportunity not to be missed!

Multiple banks of full-height windows bathe the freshly painted interior of this delightful four-bedroom home in glorious natural light, highlighting attractive features like the soaring exposed timber cathedral ceilings above the lounge, dining room, and kitchen.

Top features:

- Plush new carpet in all the bedrooms and the lounge
- Laminate floors in the kitchen and adjacent dining room
- Huge covered outdoor timber deck overlooking a big lawned backyard
- Minutes to Pinelands Plaza, Sunnybank Central, Sunnybank Hills Shoppingtown
- Within the sought after Sunnybank Hills State School catchment and Sunnybank State



For Sale
Please Call

View
ljhooker.com.au/B1V2F4R

Contact
Benjamin Leong
0407 712 392
benjaminleong@ljhpp.com.au

Jonas Leong
040 716 6298
jonasleong@ljhpp.com.au



LJ Hooker Property Partners
07 3344 0288

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.

High

Move-in or rent-ready, the existing home would make a sensational first-home acquisition or a savvy long-term investment. It's big, well-maintained, recently updated, and in a cracking location.

Nestled behind neat lawns and garden beds, with a short driveway offering a single sail-shaded off-street park and a second open-air spot, this attractive brick home sports no less than seven multi-panelled full-height window bays along its front facade. These allow natural light to pour in through the air-conditioned living area and three of the four bedrooms.

Across the lounge and the adjacent kitchen and dining room, white-washed cathedral-style timber ceilings soar high above, adding to the home's overall sense of spaciousness - a feature further heightened by the dining room opening through a screened slider onto a sizeable entertaining deck.

This fantastic party zone has lovely timber balustrading to match the flooring and two sets of stairs on either side of the deck leading to a spacious backyard for the kids to roam around.

Back inside, a skylight over the kitchen keeps this room bright through the day, and home cooks will appreciate the dual sink with twin draining boards, electric cooker/oven, abundant storage and dining bar.

Three of the four bedrooms offer built-in sliding door robes, and all share the use of a generous bathroom with a shower, bathtub, and toilet next door.

In the dedicated laundry, there is a large linen press to complement another storage cupboard in the main passageway.

As fab as the existing house is, you could elevate the comfort factor with a smart renovation, perhaps an extension even, or go the whole nine yards with a knock-down rebuild (STCA). However you play it, you'll never go wrong in this top location only 10 minutes' drive to Westfield Mt Gravatt.

Inspect today and get game-day ready for the upcoming auction!

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.



LJ Hooker Property Partners
07 3344 0288

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.

More About this Property

Property ID	B1V2F4R
Property Type	House
Land Area	564 m ²
Including	Air Conditioning Toilets (1) Deck Outdoor Entertaining Built-in-Robes Fully Fenced

Benjamin Leong 0407 712 392

Agent/Independent Contractor | benjaminleong@ljhpp.com.au

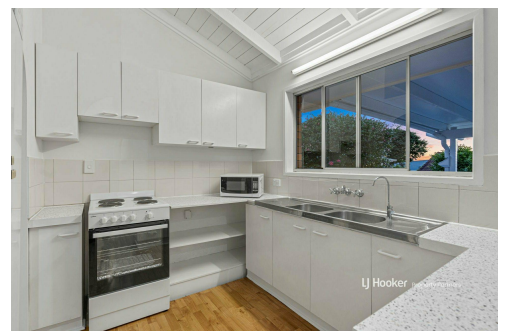
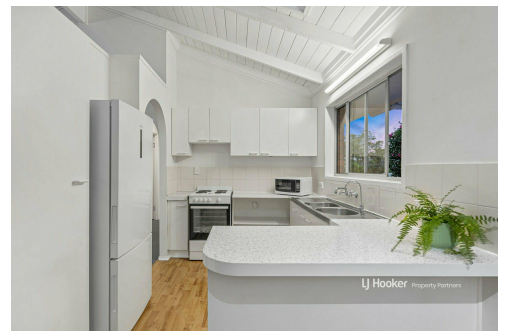
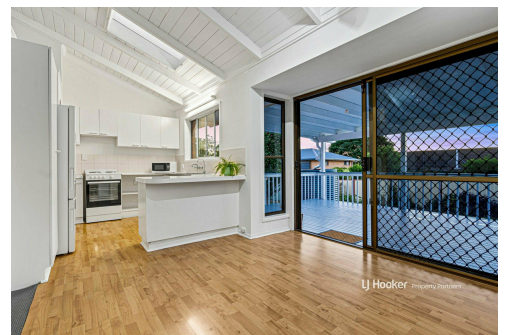
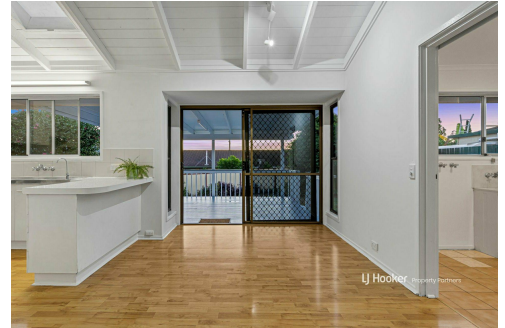
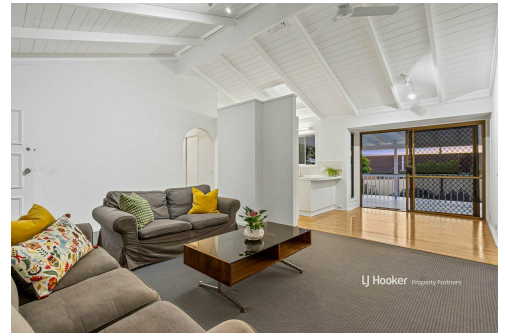
Jonas Leong 040 716 6298

Agent with Benjamin Leong | jonasleong@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



LJ Hooker Property Partners
07 3344 0288

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.



40 Manzill Street **SUNNYBANK HILLS**

4 | 1 | 1 | 139m²

LJ Hooker

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

LJ Hooker Property Partners
07 3344 0288

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.