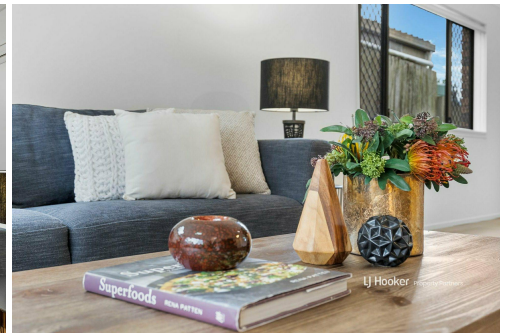
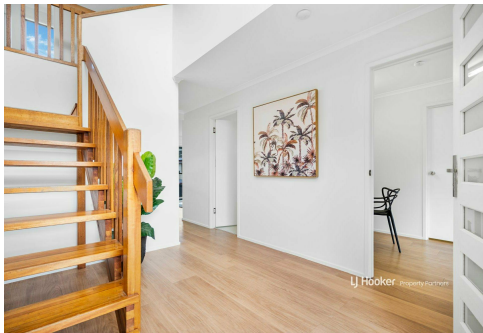




LJ Hooker Property Partners



Sunnybank Hills, 40 Pompadour Street

SOLD BY ZORA LIU & ALAN GU



Positioned along a tree-lined street, less than a 5-minute walk to Sunnybank Hills Shoppingtown and city-bound buses running along nearby Calam Road, this sprawling 2-storey brick residence has a versatile floorplan comprising 4 upstairs beds, multiple lower-level living areas, abundant storage, and spacious outdoor entertaining.

Highlights:

- New - internal and roof paint, energy-saving LED lights, chic timber flooring & luxe bathroom tiles
- Swish kitchen fit-out - 2PAC cabinetry, stone benches, glass splashbacks, top-end mod cons, dishwasher
- Up: 4 beds (all with BIRs) + shared main bathroom, master has a private ensuite
- Down: kitchen/meals, living/dining, family room, 3rd bathroom, study nook, renovated laundry, store

For Sale
Please Call

View
ljhooker.com.au/B26NF4R

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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.

- Huge undercover entertaining patio with paved flooring overlooking easy care fenced yard and spectacular district views

Inside a tranquil neighbourhood, the house has an impressive 20m frontage and sits nicely back from the street behind a front yard that's ripe for a reimagining by the next resident green thumb. The dappled hues of the home's brick facade combine well with the stream of tiles on the strikingly angled roof line.

The lower level is the primary action hub. A big living/dining area runs along one side, from front to back, flowing into the designer kitchen and its adjacent meals area. The fully renovated kitchen gets its classy looks courtesy of high-end 2PAC cabinetry, sleek stone benchtops, a long dining bar, a spacious walk-in pantry, glass splashbacks, and top-end appliances including a dishwasher.

Timber-framed, glass-panelled sliders extend the meals area onto a rear entertaining patio that spans almost 11m and overlooks the tiered backyard. The perfect spot for springtime soirees, this outdoor haven enjoys spectacular views across the leafy district as it sits nicely elevated.

Just off the entrance foyer, there's a fabulous family room with access into a dual entry study nook and storeroom.

Rounding out the ground floor footprint is a large, renovated laundry with a handy linen closet, and a full bathroom which has also seen a stylish reno. In a stroke of genius, the double garage not only opens into the main house through the storeroom/study/family room, but a doorway at its rear leads to a second entry point - this one via the tiled laundry, which could be a blessing when you're unloading the kids from a muddy day on the footy field!

A timber staircase connects the lower living to the upstairs sleeping quarters. All up, there are 4 beds, all with built-in robes - 3 sharing a central main bathroom with both a shower and tub, the master with double the storage capacity, and an ensuite with a shower.

Locations don't get much handier than this one - with city-bound buses and big shopping precincts (Sunnybank Hills Shoppingtown and Calamvale Central) easy walking distance. By car, the options are even better with a 5-minute drive to Pinelands Plaza, 11 to Market Square/Sunnybank Plaza, and 17 to Westfield Mt Gravatt. For local schooling, Runcorn Heights State School is only 3 minutes by car, and 12 to Calamvale Community College.

Family-friendly and flexible, this is a must-view for buyers seeking versatility in a premium property.

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
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More About this Property

Property ID	B26NF4R
Property Type	House
Land Area	607 m ²
Including	Ensuite Air Conditioning Toilets (3) Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Remote Garage

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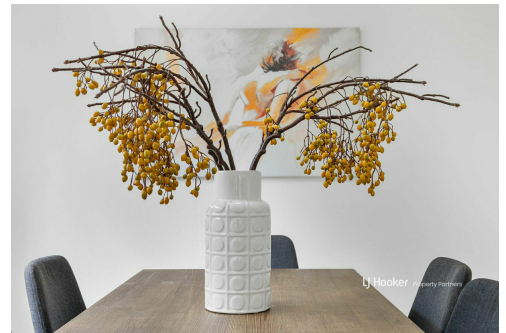
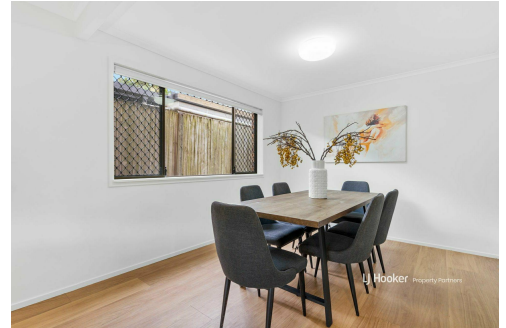
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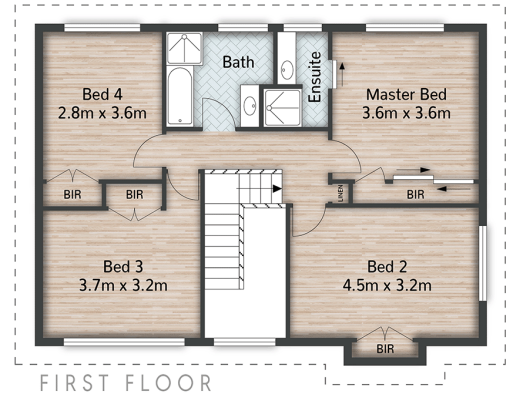
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40 Pompadour Street **SUNNYBANK HILLS**

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Internal 235m²
External 34m²

5 | 3 | 2 | 269m²

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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