

Sunnybank Hills, 46 Tallowood Way

SOLD BY THE FLORENTZOS TEAM

Enjoying a prize position inside Sunnybank Grove Estate, one of the southside's most desirable addresses, this solar-powered 4-bedroom rendered brick home has a mix of formal and casual interior living areas and an entertaining patio with no rear neighbours.

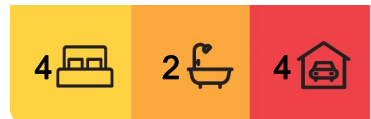
Highlights:

- Hybrid timber floors through a modern kitchen overlooking combined dining/family room
- Carpet in the separate formal lounge + 4 bedrooms, 3 with BIRs, master has WIR & ensuite
- 4 split system A/C units (in living areas & 2 beds) + multiple fans - offset by 17 solar panels
- A quick 5-minute drive to SBH Shoppingtown or its neighbour Calamvale Central
- Zoning for Sunnybank Hills State School and Sunnybank State High

A family-friendly floorplan places the 4 bedrooms down one wing of the house, with the 2



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For Sale
Please Call

View
ljhooker.com.au/AQYXF4R

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LJ Hooker Property Partners
07 3344 0288

living areas either side of a large kitchen, each either overlooking or opening out to an 8m long paved and covered alfresco patio - powered too, so you can entertain comfortably into the evening.

Fashionable hybrid floors run from the front entry down a central hallway into a kitchen that overlooks the adjoining dining/family room and is well-appointed with reams of clear bench space, a dual sink with filter tap, wall mounted oven, electric cooker, dishwasher, and dining bar.

Like the carpeted open formal lounge that sits midway along the hall, the combined living space out back has a split system A/C unit and ceiling fan; both social zones also have screened sliders and/or big windows that can be opened to let in natural light and fresh breezes - minus the bugs!

A couple of the 4 carpeted bedrooms have both A/C and fans, and the 3 with built-in robes share a big main bathroom with a shower and bath, the toilet next door beside the laundry. The master boasts a more spacious walk-in closet situation and an ensuite with a shower.

The grounds are low labour, leaving you more leisure time with friends and family. Lush lawn runs either side of the front driveway up to a secure double garage and along the rear fence, while synthetic turf borders the patio. There are designated garden beds already in place that could be planted more densely should any green thumbs move in.

Nestled within the popular Sunnybank Hills Primary School catchment, this property is a serene and secluded haven for families, whilst offering effortless convenience. With schools just a swift drive away, parklands, local shops, and childcare are also easily accessible by foot. Numerous shopping hubs are within easy reach, making life here as convenient as it is luxurious.

- 650 m to bus stop
- 750 m to Sunnybank Hills Shopping Village
- 800 m to Avenues Early Learning Centre
- 1 km to The Avenue Park
- 2.2 km to Sunnybank Hills State School
- 2.5 km to Sunnybank Hills Shoppingtown
- 3.1 km to Algester Asia Mart
- 3.2 km to Calamvale Central
- 4.4 km to Sunnybank State High School

For a life of unrivalled convenience, look no further than this Sunnybank Hills beauty. To find out more, please contact Ling Li and Peter Florentzos today.

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L
T/A LJ Hooker Property Partners
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More About this Property

Property ID	AQYXF4R
Property Type	House
Land Area	454 m ²
Including	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Solar Panels Water Tank Disposal Unit

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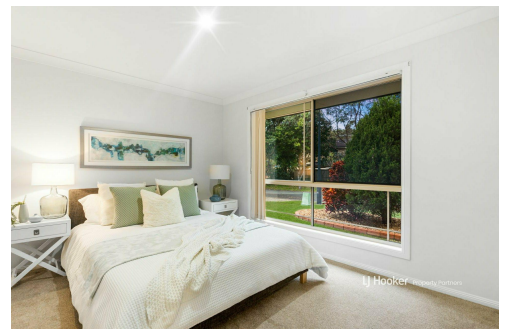
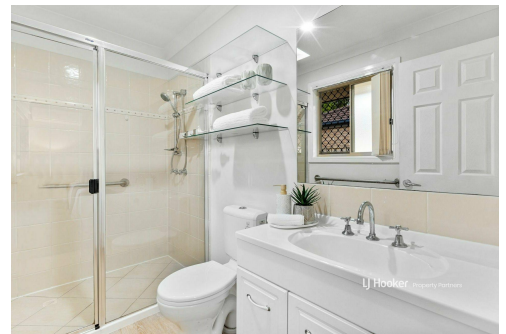
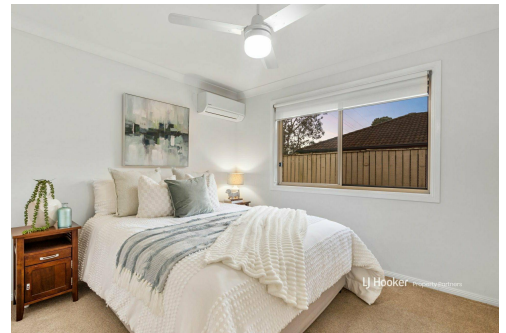
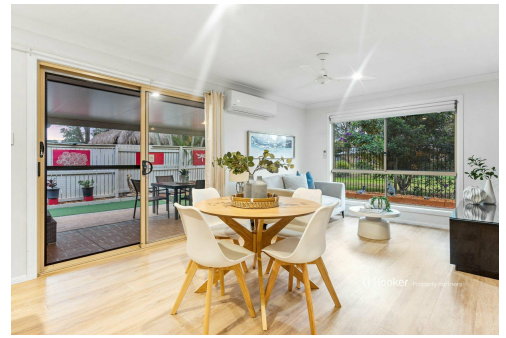
Peter Florentzos 0414 311 526

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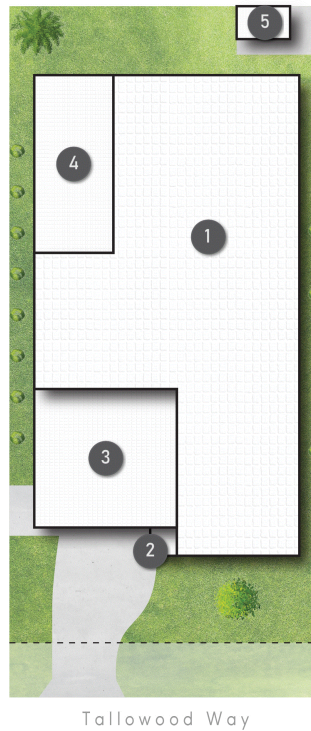
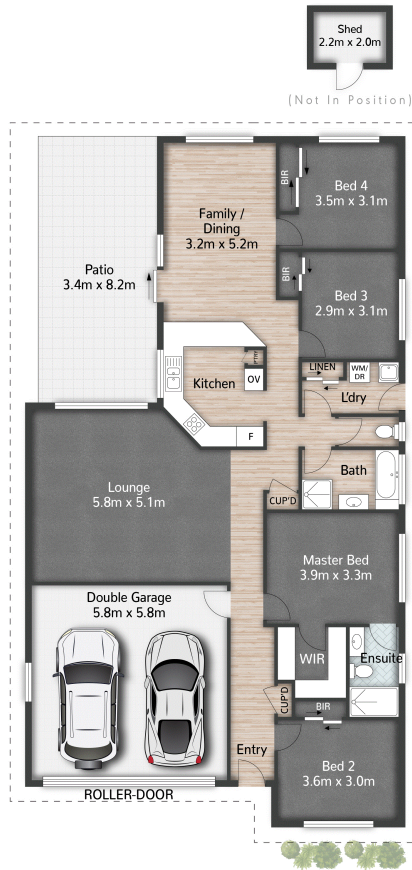
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LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 PATIO
- 5 SHED



46 Tallowood Way **SUNNYBANK HILLS**

 4 |
  2 |
  2 |
  205m²

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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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