



47 Christopher Street, Sunnybank Hills

Relocating Sellers Create Opportunity | Renovated Family Entertainer on 574m2

Auction Location: In-Rooms | 25 Pinelands Road Sunnybank Hills

- ***Disregard Previous Pricing****

More Than Meets the Eye -- A Renovated Family Entertainer with Room to Grow

Only being offered to the market because our sellers are relocating to the Sunshine Coast, this beautifully refreshed Sunnybank Hills home presents a rare opportunity for families seeking space, flexibility and exceptional outdoor entertaining in a highly sought-after school catchment.

Set on an elevated 574m2 high-side block, 47 Christopher Street offers considerably more than its three-bedroom configuration suggests.

With multiple living zones, a huge covered entertaining deck, additional downstairs living/retreat space, a separate office, two bathrooms and a double garage, this is a home designed to adapt as

3 2 2

AUCTION

Wed 21st Oct @ 5:30PM

VIEW

Sat 26th Sep @ 12:00PM - 12:30PM

AGENTS

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AGENCY

LJ Hooker Property Partners
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Interested parties must rely solely on their own enquiries.



your family grows and changes.

Freshly updated and ready to move straight into, there's nothing here demanding a major renovation before you can simply enjoy the lifestyle.

And then there's the entertaining.

The enormous, covered timber deck becomes an extension of the home's living space, providing the perfect setting for family gatherings, weekend BBQs and entertaining friends all year round. An additional open-air deck and wraparound balcony provide even more outdoor space to relax and enjoy the elevated position.

THE HOME

Upstairs, polished and re-finished hardwood floors create a warm, timeless feel throughout the three bedrooms, spacious lounge and meals area.

The refreshed kitchen is both stylish and practical, featuring a new wall oven and rangehood, dishwasher, epoxy-finished benchtops and a convenient servery opening directly onto the covered entertaining deck.

Two bathrooms provide valuable convenience for busy families, while the lower level adds a completely different dimension to the home.

Downstairs, a large tiled living/retreat area and separate office provide valuable additional space for teenagers, guests, working from home, hobbies or simply giving everyone in the family their own room to spread out.

The layout offers the flexibility many families are searching for without the cost and disruption of undertaking a major renovation.

OUTDOOR LIVING

If entertaining is important to you, this is where 47 Christopher Street really stands apart.

The enormous, covered timber deck is genuinely large enough for the whole family and a crowd of friends, while the additional open-air deck and wraparound balcony create multiple places to sit, relax and enjoy the elevated setting.

Mature, established gardens and the high-side position enhance the sense of privacy and space.

This is a home where the outdoor living isn't an afterthought -- it's one of the property's defining features.

LOCATION & LIFESTYLE

Families will appreciate the property's position within the highly sought-after Sunnybank Hills State School and Sunnybank State High School catchments, while everyday convenience is close at hand.

Pinelands Plaza is only a short drive away, with Sunnybank's extensive shopping, dining and transport options also easily accessible.

You're close enough to everything you need, while still enjoying the established residential feel of Sunnybank Hills.

PROPERTY HIGHLIGHTS

- Elevated 574m2 high-side block
- Three generous bedrooms
- Two bathrooms

- Spacious upstairs living and meals area
- Polished/re-finished hardwood floors
- Refreshed kitchen with new wall oven and rangehood
- Dishwasher
- Epoxy-finished kitchen benchtops
- Convenient kitchen servery to entertaining deck
- Enormous, covered timber entertaining deck
- Additional open-air deck
- Wraparound balcony
- Spacious downstairs living/teen retreat
- Separate downstairs office
- Double lock-up garage
- Freshly painted and extensively refreshed
- New toilets, door hardware and hot water system
- Mature established gardens
- Excellent storage
- Sunnybank Hills State School catchment
- Sunnybank State High School catchment
- Approximately five minutes to Pinelands Plaza

THE SELLERS STORY

Our sellers have loved living at 47 Christopher Street, but with their next chapter taking them to the Sunshine Coast, the decision has been made to give another family the opportunity to call this property home.

For the right buyer, this is an opportunity to secure a beautifully presented family home without taking on the major work often associated with established properties.

Your next chapter could start here....

With our sellers committed to their move to the Sunshine Coast, opportunities to secure this much-loved Sunnybank Hills home will not last indefinitely.

If you're looking for a home that combines school catchment appeal, flexible family living and outstanding entertaining space, 47 Christopher Street deserves to be at the top of your inspection list.

Inspect today and experience the space and flexibility for yourself.

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Inspired by Family Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 15 622 283 596 / 21 107 068 020

MORE DETAILS

Property ID B50AF4R
Property Type House
Land Area 574 m2
Including Toilets (2)
Balcony
Deck
Dishwasher
Outdoor Entertaining
Built-in-Robes
Remote Garage

Benjamin Leong 0407 712 392

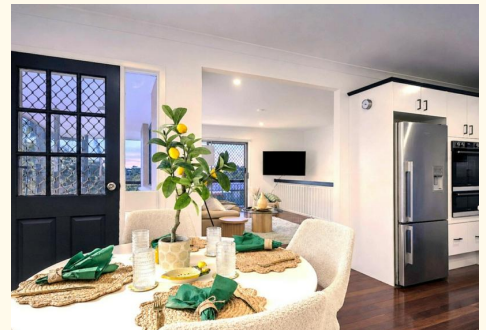
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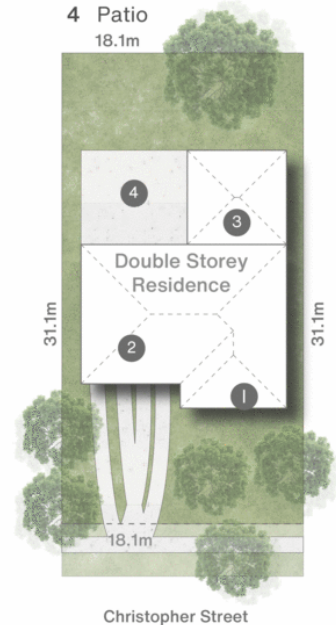
Property Partners

JONAS LEONG
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BENJAMIN LEONG
0407 712 392



- 1 Verandah
- 2 Garage
- 3 Deck
- 4 Patio
18.1m



47 Christopher Street **SUNNYBANK HILLS**

3 | 2 | 2 | 258m² | 574m²



NORTH

DISCLAIMER

This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.

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