

## Sunnybank Hills, 48 Garro Street

SOLD BY BENJAMIN LEONG & JONAS LEONG

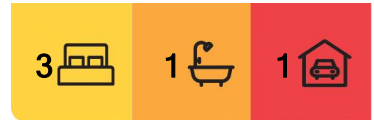
Overlooking a leafy park from its prize position on the high side of Garro Street, this renovated brick and timber highset has scope for dual living thanks to self-contained zones on its 2 light-filled levels.

### Highlights:

- Up: laminate floors through living/dining/kitchen, vinyl in sunroom, 3 carpeted beds, tiled bathroom
- Down: tiled lounge/dining (with wet bar)/studio space, vinyl in laundry + powder room
- Refurbished chic kitchen (induction cooker, wall-mounted oven, soft close cabinetry, dishwasher)
- 24m<sup>2</sup> covered timber deck off upper dining, overlooking lawned yard with mature plantings
- Sunnybank Hills State School (15-min walk) & Sunnybank State High (easy bus ride) zoning



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2V3F4R](http://ljhooker.com.au/B2V3F4R)

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**LJ Hooker Property Partners**  
07 3344 0288

Much loved through its years, this is the first time this property is hitting the market. Interest will be high from near and far, with many neighbours long envious of its brilliant park-facing location across from buses heading straight to Sunnybank State High, and only a 15-minute walk to Pinelands Plaza and city-bound X-press buses (3 by car).

Other buyers will find the flexible floorplan appealing, with both levels pretty much self-contained - making it possible to set the tiled ground floor up as a teen retreat or comfy lodgings for in-laws.

Some light renos have added stylish laminate timber look flooring to the interconnected living areas upstairs, with cosy carpet through the 3 bedrooms, 2 with BIRs and all enjoying easy access to a centrally located bathroom with space saving shower-over-tub and a separate toilet.

The entry stairs open into a lovely sunroom that flows into the air-conditioned lounge; the adjacent dining room sits beside a refurbished kitchen, with sliders onto a huge, fan-cooled timber alfresco entertaining deck.

Set up for home cooks and gourmet chefs alike, there's a tonne of crisp white cabinetry in the new kitchen, an induction cooker, wall-mounted oven, dishwasher, big corner pantry, and bonus microwave space or a display shelving for cookbooks and a leafy indoor plant or two.

Downstairs is largely one huge, tiled space, to be used as you need. A timber panelled wet bar is the focus of the living/dining area and the cosy studio nook to one side can fit a couple size bed, offering handy access through the renovated laminate floored laundry next door into a powder room.

Front and back are lush lawns surrounded by established garden beds brimming with leafy shrubs and mid-size trees - there's even an open-air paved patio you could place a firepit in.

As well as the park across the road, you can walk in 15 minutes to Sunnybank Hills State School, and Pinelands Plaza (3-minutes) and Market Square/Sunnybank Plaza (7) are easy drives.

If your keen eye spots the value in this home's versatility, be ready with your bids on auction day.

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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



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## More About this Property

<b>Property ID</b>	B2V3F4R
<b>Property Type</b>	House
<b>Land Area</b>	536 m2
<b>Including</b>	Air Conditioning Toilets (2) Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Water Tank

**Benjamin Leong 0407 712 392**

Agent/Independent Contractor | [benjaminleong@ljhpp.com.au](mailto:benjaminleong@ljhpp.com.au)

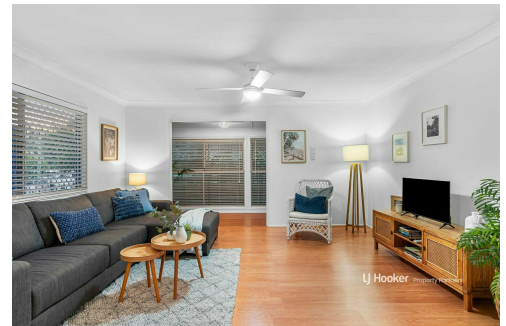
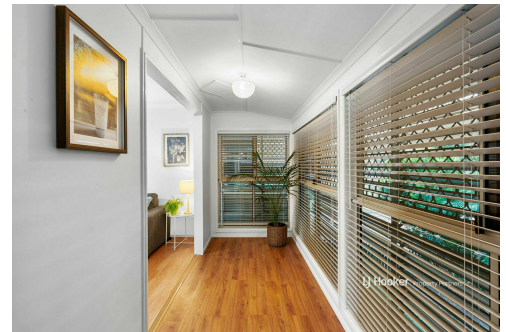
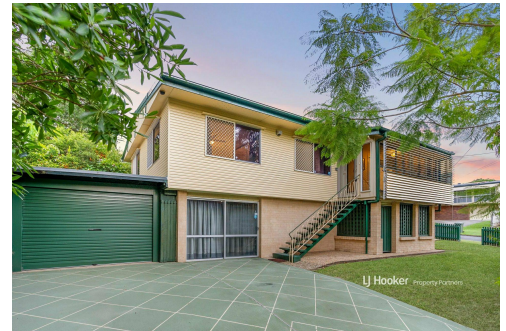
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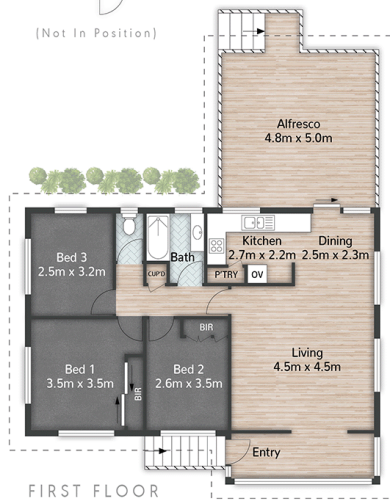


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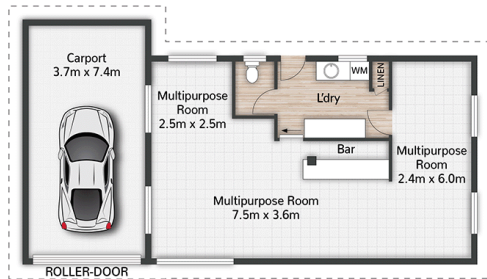
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Shed  
3.0m x 2.0m

(Not In Position)



FIRST FLOOR

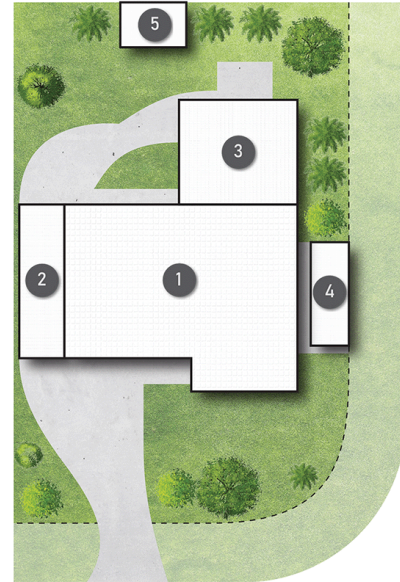


GROUND FLOOR

## LEGEND

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

Patio  
2.0m x 4.6m  
(Not In Position)



Garro Street

Chilton Street



48 Garro Street **SUNNYBANK HILLS**

3 | 1 | 1 | 170m<sup>2</sup>

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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.