

## Sunnybank Hills, 48 Pompadour Street

SOLD BY SHIRLEY CHOW

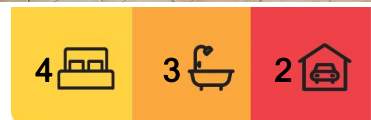
Committed owners are selling - Be quick to grab this golden opportunity to secure your perfect family home. Situated in a stellar location within walking distance of city-bound and universities' buses along nearby Calam Rd as well as restaurants, grocery runs and specialty shops at Sunnybank Hills Shoppingtown and Calamvale Central, this double-brick 4-bedroom home has so much to offer.

### Top features:

- Substantial 607m2 fully fenced block in an elevated pocket of Sunnybank Hills
- Soaring approx. 5 metres height exposed timber raked ceilings in the tiled entry foyer and adjacent lounge for extra coolness
- Light and airy large tiled kitchen between a family room and casual dining area
- 2 upstairs bathrooms, a sizable laundry and a double garage
- Foot-friendly location with shops and city-bound and universities' buses all within a short walk



**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/B25MF4R](http://ljhooker.com.au/B25MF4R)

**Contact**  
**Shirley Chow**  
0419 747 988  
[shirleychow@ljhpp.com.au](mailto:shirleychow@ljhpp.com.au)

**LJ Hooker Property Partners**  
07 3344 0288

With security screens on the windows, doors and the two sets of sliders extending the family and formal dining room/study onto a full length covered rear patio, this is a home that offers priceless peace-of-mind and a generous amount of lawned yard to keep the most active of kids and pets busy at play.

The spacious interior is delightfully accented by exposed brick feature walls and the glorious fan-cooled front lounge with its lofty raked ceilings and exposed timber panelling is undoubtedly its centrepiece!

Inside and out, your family will be spoilt for choice with places to entertain and lounge about - with the big, covered patio overlooking the grassy yard more than capable of fitting an outdoor kitchen, a party-sized feasting table, the BBQ gear, plus a few lounge chairs or sun beds.

The alfresco area, casual meals and tiled family living area are all conveniently catered to by a centrally located updated modern kitchen with abundant storage above and below expansive countertops, a gas cooktop, under bench oven, a dishwasher, and twin sinks.

Upstairs includes 4 double sized bedrooms with steady metal sunshades over the windows for extra coolness, a stylish renovated main bathroom for the household and an ensuite in the master for extra privacy.

Rounding out the floorplan is a family-sized laundry, and for the drivers, you can secure two cars inside the big double garage, and park a couple more out front on the drive.

As well as being walking distance to city-bound buses and two big shopping hubs, this over-sized family home is just PERFECT for your growing family.

Elderly owners are COMMITTED TO SELL and this home will be a FANTASTIC BUY - get more details on this much-loved home with a call to Shirley Chow and make an early offer or be ready to go on auction day.

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Chui Yi Chow with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 36 423 223 183 / 21 107 068 020



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**07 3344 0288**

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## More About this Property

<b>Property ID</b>	B25MF4R
<b>Property Type</b>	House
<b>Land Area</b>	607 m <sup>2</sup>
<b>Including</b>	Ensuite Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

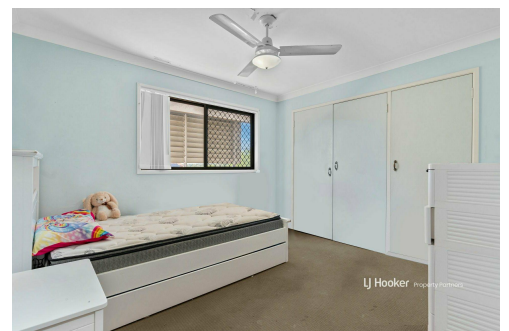
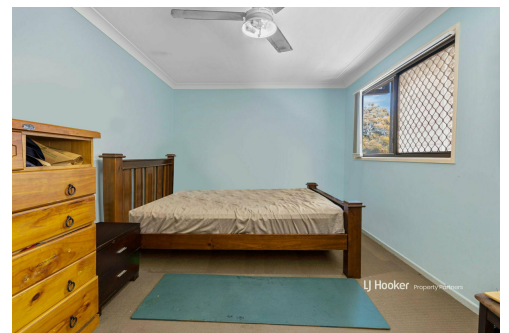
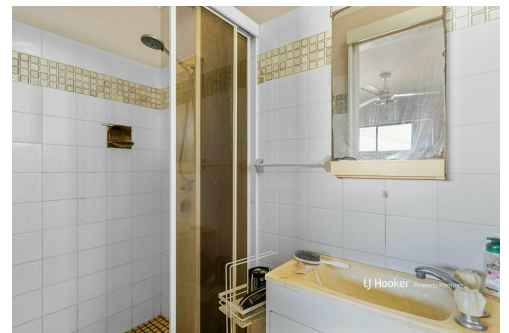
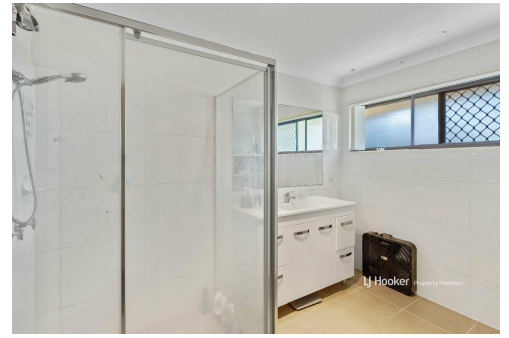
**Shirley Chow 0419 747 988**

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

**LJ Hooker Property Partners 07 3344 0288**

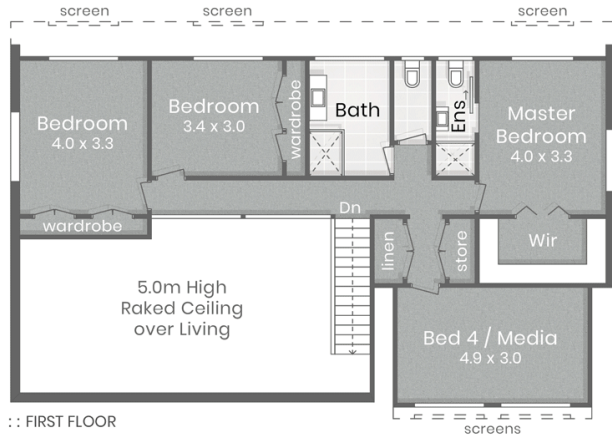
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

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**LEGEND**

- 1. Driveway Parking | 2. Front Lawn
- 3. Entry Porch | 4. Side Gate Access (2.3m Wide)
- 5. Solar Hot Water | 6. Entertaining Alfresco
- 7. Fenced Grass Yard | 8. Shed (3.0 x 1.8)



POMPADOUR STREET

48 Pompadour Street SUNNYBANK HILLS

607m<sup>2</sup>

4 Bed

3 Bath

2 Car + Off-Street

Internal 283m<sup>2</sup> | Porch & Alfresco 55m<sup>2</sup> | Total 338m<sup>2</sup>

**LJ Hooker**

Property Partners

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