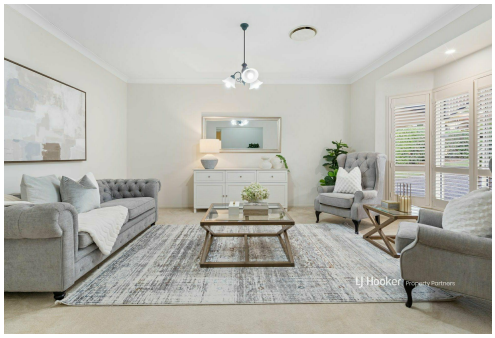

Sunnybank Hills, 6 Ashwood Court

Charming Colonial Elegance Meets Modern Comfort

4 | 2 | 2

For Sale
Please Call

View
ljhooker.com.au/B2FPF4R

Contact
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Peter Florentzos
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Step into timeless elegance with this flawlessly presented Colonial-style lowset in the heart of Sunnybank Hills. Combining quaint charm with modern flair, this home is an entertainer's dream, boasting multiple living zones, enchanting bay windows, plantation shutters, and exquisite fretwork and leadlight accents. The sprawling, versatile layout offers plenty of space for families of all sizes, while the stunning outdoor area with pool promises endless summer fun. Set in a serene cul-de-sac, within walking distance to two shopping centres, parks, and schools, this is the ultimate family lifestyle.

Property features at a glance:
- Colonial charm and modern flair, featuring bay windows, plantation shutters, elegant lighting, fretwork, and leadlight details.
- Multiple living zones include formal lounge, dining room, open-plan family living, and huge entertainment rumpus with rich timber bar.
- Seamless indoor-outdoor entertaining with family living, dining, and rumpus opening onto

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07 3344 0288

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a wrap-around verandah, overlooking a sparkling pool and landscaped backyard.
- Versatile layout includes four bedrooms plus a large home office or fifth bedroom with separate access - ideal for home businesses or extended families.
- Ultra-convenient location, strolling distance to shopping, parks, and public transport, making this a dream location for busy families.

This stunning residence is situated in one of Sunnybank Hills's most sought-after pockets. Just metres from parks, buses, and shopping centres, the impeccable convenience of this location offers an enviable lifestyle. Families will appreciate being just a short stroll from the local primary school and childcare centre, perfect for easing the daily routine. Whether you're grabbing a coffee, taking the kids to the park, or hopping on a bus to the city, everything is at your fingertips.

- 200 m to Honeywood Street Park
- 350 m to bus stop on Honeywood Street - to Westfield Mt Gravatt
- 500 m to bus stop on Compton Road – to Brisbane City
- 450 m to Sunnybank Hills Shoppingtown
- 850 m to Calamvale Central
- 1.2 km to Sunkids Calamvale
- 1.4 km to Runcorn Heights State School
- 3.5 km to Calamvale Community College

Hidden away at the end of a quiet cul-de-sac, this grand Colonial-style brick lowset greets you with its striking brick facade, charming gabled roof, and intricate fretwork. The wrap-around verandah invites you to sit and soak in the serene, manicured gardens, while the long driveway leads to a secure double garage - ensuring privacy and ample space for vehicles. The leadlight-accented front door beckons you inside, where timeless beauty meets modern functionality.

Enter into the tiled foyer, and immediately feel the elegance of this home. A formal carpeted lounge with chic plantation shutters, pendant lighting, and a quaint bay window offers the perfect spot for sophisticated gatherings. Continuing through the home, you'll find the tiled dining room with its own stylish pendant lighting, ideal for hosting refined dinner parties. Beyond, an expansive open-plan lounge and meals area awaits, perfect for casual family get-togethers, illuminated by modern downlights.

The heart of this home is the immense central kitchen. Immaculate in its original condition, it features endless bench space and cabinetry, including elegant leadlight feature cabinets. A large dining bar ensures that the home chef is always part of the conversation, while quality electric appliances and a Bosch dishwasher make meal prep and clean-up a breeze.

For the entertainers, the massive, tiled rumpus room offers a sophisticated yet casual space for hosting movie nights, games, or lavish parties. With large windows and downlights, this bright and airy room features a stunning timber bar, perfect for crafting signature cocktails as your guests mingle or cheer on their favourite team.

Continue outside to the immense wrap-around verandah, which opens up to the lushly landscaped backyard and a sparkling saltwater pool. This alfresco haven, surrounded by tropical gardens, is perfect for summer barbecues, pool parties, or simply unwinding after a

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long day. Families and friends will relish the relaxing yet vibrant atmosphere this outdoor retreat provides.

At the front of the home, a separate entry leads into a sleek timber-floored room, perfect for a home office or business space, or perhaps a private guest suite. Elsewhere, three carpeted bedrooms with ceiling fans are comfortably nestled together, two of which feature built-in robes. The grand master suite offers the ultimate retreat, with its walk-in robe, sleek plantation shutters, and luxurious spa ensuite with dual vanity and shower. An additional immaculate family bathroom with separate water closet, powder room, and hand washing area ensures convenience for the whole family.

Additional Features:
- 6 kW solar system
- TV and sound bar in the living room
- Pool equipment
- Water tank and garden shed
- Ducted air conditioning
- Alarm system and security camera
- Internal laundry

This captivating Colonial-style masterpiece offers both charm and modern comfort in one of Sunnybank Hills's most convenient locations. Don't miss your chance to secure this stunning home at auction – contact Kathy Lu or Peter Florentzos today to arrange a viewing or for more information.

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020

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More About this Property

Property ID	B2FPF4R
Property Type	House
Land Area	994 m²
Including	Ensuite Study Ducted Cooling Ducted Heating Toilets (3) Alarm Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Solar Panels Water Tank

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Partner and Agent/Independent Contractor | peterflorentzos@ljhpp.com.au

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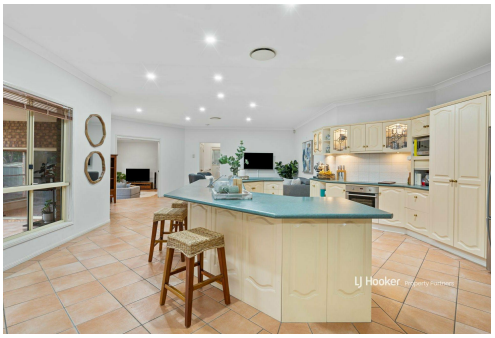

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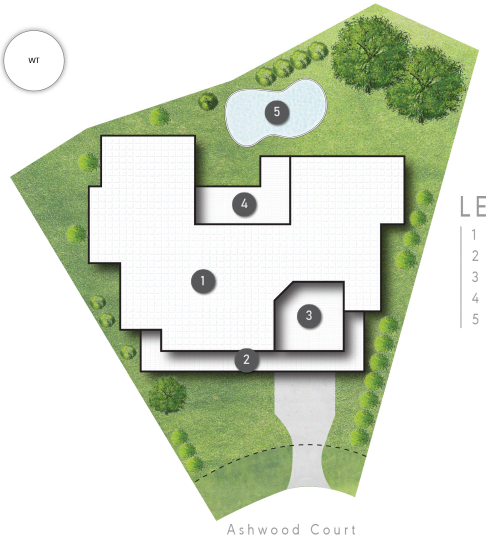

LEGEND

1 RESIDENCE
2 VERANDAH
3 GARAGE
4 OUTDOOR
5 POOL

N

6 Ashwood Court **SUNNYBANK HILLS**

4 | 2 | 2 | 383m²

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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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