

Sunnybank Hills, 8 Romilly Street

SOLD BY BENJAMIN LEONG & JONAS LEONG

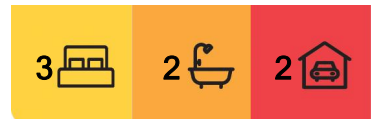
Sitting pretty behind its white picket fence in a quiet street only a short stroll to Banoon train station, this spacious highset has a flexible floorplan that lends itself to both lively entertaining and a possible dual living situation split across two light-filled levels.

Top features:

- Upstairs: combined kitchen/living/dining opening to a front balcony, 3 bedrooms, bathroom
- Below: 3 multi-purpose rooms, a kitchenette, lounge/meals area, bathroom, store, patio
- Polished timber floors across the upper level with multiple ceiling fans & A/C in the lounge
- Fresh paint downstairs + new carpet in the lounge and 2 of the MPRs + new hybrid floors in another MPR
- High ceilings upstairs + a big, kid-friendly backyard with neat lawns, fencing & a cubby house



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/B1SSF4R

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The self-contained set-up of each level of this home is what makes it such a versatile property. As it is, it could cater to a dual living situation for buyers with aging parents or adult-aged children not yet ready to flee the nest. For investors, it could be a potentially lucrative property should you pursue a dual tenancy situation with some further modifications for privacy.

The freshly painted lower level comprises a central kitchenette surrounded by 3 multi-purpose rooms (MPR) and a combined lounge/meals area that opens through glass-paned French-style doors into a handy storeroom. Two of the MPRs and the lounge are newly carpeted, with hybrid floors to the third MPR. There's a full bathroom down here too, with a space-saving shower-over-bath combo, a separate laundry, and access out to a large covered patio for alfresco entertaining.

Upstairs, the lush tones of the original polished timber floors and the lofty ceilings will grab you from the get-go. The timber runs through 3 fan-cooled bedrooms, the dining area, lounge, and a well-appointed kitchen with a dishwasher, gas cooktop, wall-mounted oven, and a dedicated pantry.

The spacious lounge is set up for all-season comfort with a split system A/C unit and ceiling fan; it also captures cooling breezes thanks to a screened slider opening onto a 12.5m long balcony overlooking the front garden. Like the one below, the bathroom up here has been updated - now sporting a chic black and white theme with floor-to-ceiling tiling, a floating vanity with a recessed basin, a frameless glass shower, and a separate bath.

Out back, there's loads of lawn for child and pet-friendly play, plus a ready-made cubby house and two standalone storage sheds. Out front, a paved double driveway leads to an expansive two-vehicle carport and entry into the fully fenced lawned front yard.

A quick walk will have you on a traffic-free city or coast-bound commute from nearby Banoon train station, a short 2 minute stroll around the corner to City bus service, while a 5-minute drive will get you to Sunnybank State/State High Schools, St Thomas More College and Pinelands Plaza.

With most of the work done, this property is ready for the new owners to take over. Our sellers have given us strict instructions to get this property sold by the auction day!

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More About this Property

| | |
|----------------------|---|
| Property ID | B1SSF4R |
| Property Type | House |
| Land Area | 607 m ² |
| Including | Air Conditioning Toilets (2) Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes |

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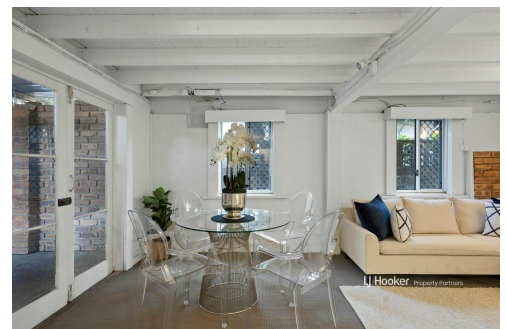
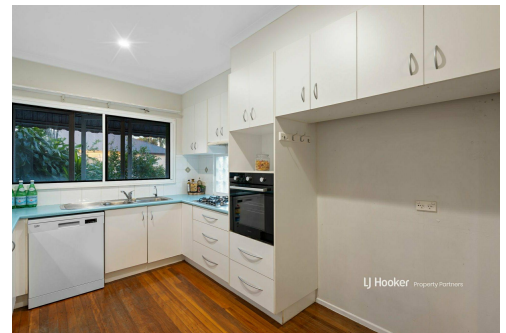
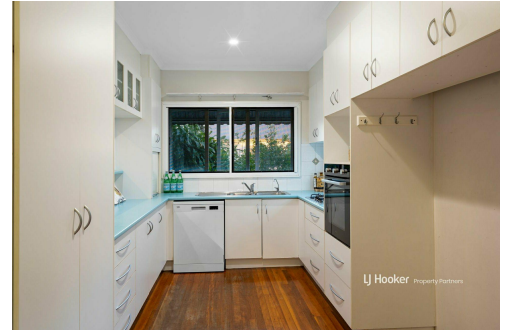
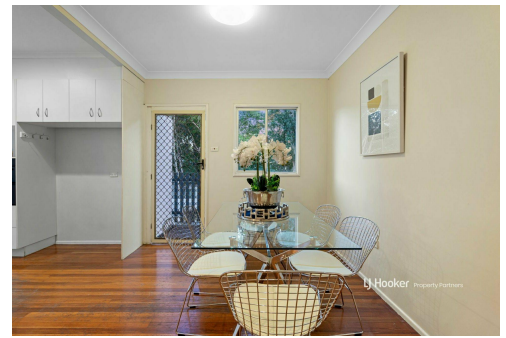
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8 Romilly Street **SUNNYBANK HILLS**

3 | 2 | 2 | 292m²



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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