



Sunnybank Hills, 9 Landseer Street

Under contract

Immaculately presented and thoughtfully updated, this modern brick-veneer lowset offers an elegant and versatile layout with sensational lifestyle benefits. A beautiful, partially renovated main residence with three spacious bedrooms is accompanied by a separate self-contained studio, ideal for dual living, a home business, or passive rental income. Perfectly situated in a family-friendly locale just minutes from shops, schools, and public transport, this property is a prime opportunity for families, first home buyers, investors, or professionals seeking privacy and convenience.

- Flawless three-bedroom, one-bathroom home with spacious lounge, dining, single garage, and tiled balcony
- Separate studio with open plan lounge/dining, kitchenette and bathroom: ideal for rental, teens, in-laws, art studio or home office
- Fresh paint and chic partial renovations throughout for a contemporary, high-end feel
- Dual living potential with separate access to studio for ultimate privacy



For Sale
Please Call

View
ljhooker.com.au/B342F4R

Contact
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LJ Hooker Property Partners
07 3344 0288

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- Close to buses, trains, parks, schools and shops in family-oriented Sunnybank Hills

Nestled in a serene neighbourhood with all essential amenities close at hand, this property promises a convenient and enriched lifestyle. Just metres from leafy parks and regular buses, with easy walking access to the train station, local shops, primary school, and childcare centres. Within a short drive, you'll also find Pinelands Plaza and the highly regarded St Thomas More College - ensuring this address ticks every box for family life.

- 452 m to bus stop

- 600 m to Ditton Road Park

- 1.3 km to Banoon Train Station

- 1.3 km to Sunkids Sunnybank Hills

- 1.5 km to Shauna Downs Shopping Centre

- 1.9 km to Sunnybank State School

- 2.1 km to Pinelands Plaza

- 2.5 km to Sunnybank State High School

This stylish lowset makes a striking first impression with its pristine rendered brick-veneer facade, chic painted white brick fence, and lush manicured gardens all combined to give it a beach vibe. Two driveways provide easy access to both the main garage and the separate pedestrian path leading to the studio entrance. This clever layout offers privacy for guests, clients or tenants, enhancing the home's versatility. A glowing porch entry leads into the freshly painted and partially renovated interior.

Upon entry, you're welcomed into the expansive lounge, sporting stunning timber laminate floors, a charming fireplace, feature VJ wall, ambient wall sconces, ceiling fan, and air conditioner - all working together to create a refined yet inviting living space. Whether hosting friends or enjoying peaceful downtime, this area sets the tone for sophisticated living.

From the lounge, head out onto a generous tiled balcony overlooking the fully fenced, low maintenance backyard. It's the perfect space for evening drinks, alfresco dinners, or soaking in the sun and breezes with a morning coffee.

Adjacent to the lounge is a cosy dining nook paired with a stylishly retro kitchen. Fitted with timber-look floors and a rustic exposed brick feature wall, the space is both trendy and practical. The kitchen offers an abundance of white cabinetry, plenty of laminated bench space, and an elevated oven and electric cooktop ready for culinary adventures.

All three bedrooms are positioned for comfort and privacy, each boasting sleek timber-look vinyl floors, built-in robes, and ceiling fans. Meanwhile, the contemporary family bathroom features a relaxing bath, shower, dual vanities with marble-look benchtop, and a separate water closet for added convenience.

The additional studio provides exceptional flexibility. With painted exposed beams, stylish timber-look floors, and a generous open-plan layout, it can be transformed into an art space, private office, teen retreat or leased for rental income. It includes a kitchenette with sink, a sleek bathroom with shower, and a separate entrance for added independence.

Completing the offering is a functional laundrette located in the garage, which also



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provides internal access to the main home for added ease.

This unique Sunnybank Hills property delivers the perfect balance of style, space, and opportunity. Whether you're looking to upsize, invest, or establish a home-based business, it offers something truly special. Contact Benjamin Leong or Jonas Leong today to find out more or arrange your inspection.

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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 About this Property

Property ID	B342F4R
Property Type	House
Land Area	536 m2
Including	Study Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes

Benjamin Leong 0407 712 392

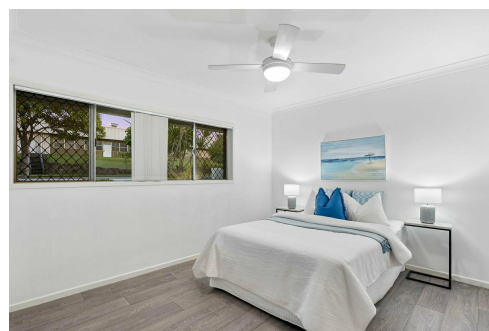
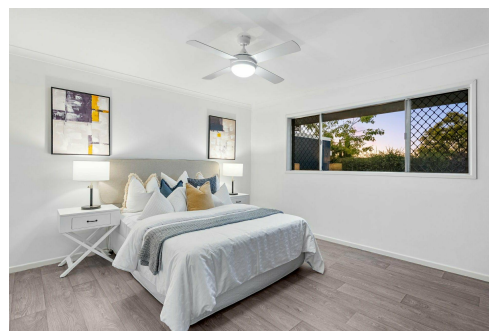
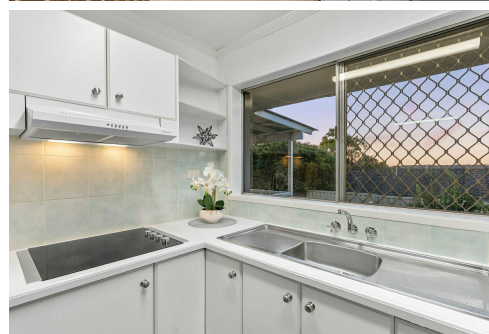
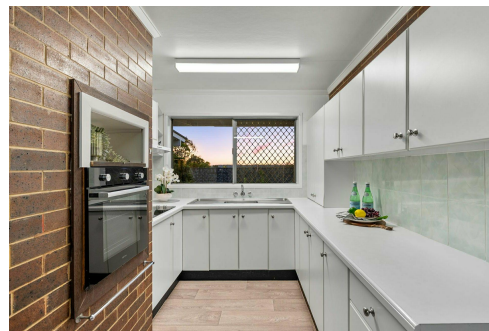
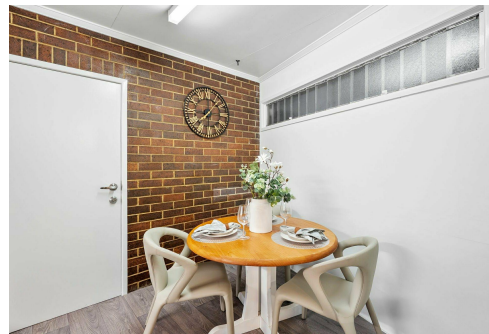
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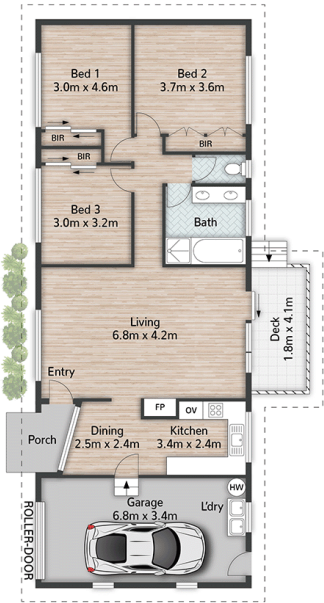
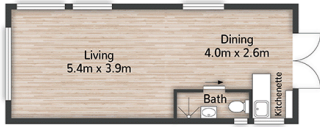
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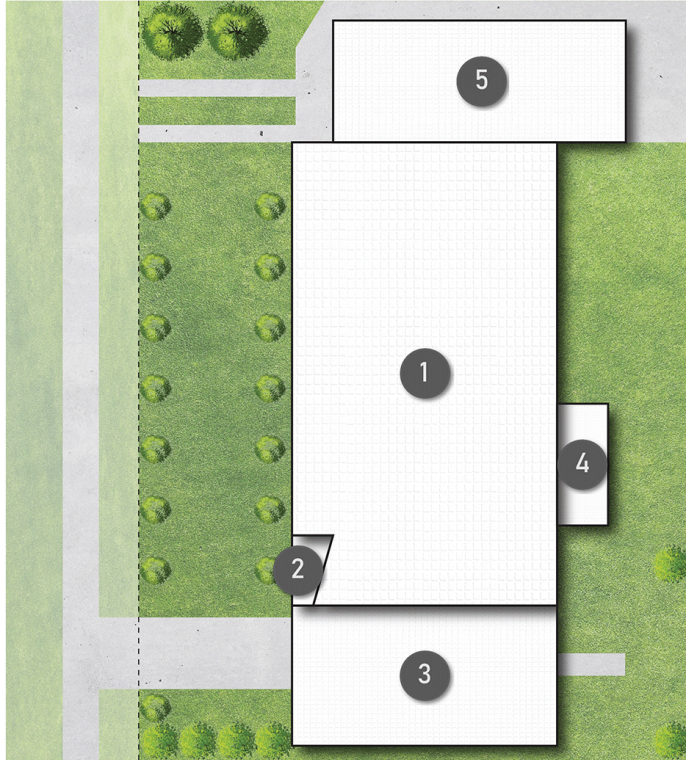


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Landseer Street



LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 DECK
- 5 STUDIO



9 Landseer Street **SUNNYBANK HILLS**

3 | 2 | 1 | 134m² | 536m²

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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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