



98 Ditton Road, Sunnybank Hills

Owner has purchased elsewhere, must be sold!

Skip the stress of renovating and step straight into a lifestyle of effortless comfort. Positioned in a highly convenient pocket of Sunnybank Hills, this beautifully lowset brick-and-tile home has been tastefully updated so you can simply move in, unpack, and enjoy. Whether you are searching for the perfect first home or looking to secure a high-yield, low-maintenance asset for your investment portfolio, this property ticks every single box.

Highlights:

- Immaculate brick lowset in a quiet, leafy street with picturesque street appeal - a turnkey asset on an easy-care 405m2 block
- Beautifully renovated central culinary showpiece with bespoke finishes and indulgent hotel-inspired bathroom
- Light-filled open plan lounge; 3 bedrooms with air conditioning
- Private backyard sanctuary headlined by a magnificent freestanding timber gazebo with a built-in outdoor barbecue kitchen and a separate fire pit zone
- Peaceful suburban location within easy reach of Banoon Train Station and a few minutes stroll to City buses, Sunnybank Central, schools, and parks

Inside, the open-plan heart of the home features durable, large-

3 1 3

FOR SALE
Under Contract

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LJ Hooker

format tiling underfoot, effortlessly connecting the primary living, dining, and culinary spaces while ensuring low-maintenance upkeep for years to come. Positioned perfectly adjacent to the lounge, the dedicated dining area offers a fluid layout ideal for intimate dinners or morning coffee, with glass sliding doors providing direct, seamless access to the side courtyard and outdoor spaces.

The stunning, fully renovated kitchen stands as a central showpiece of the home's redesign. Striking a perfect balance between sleek aesthetics and culinary practicality, it boasts ample cabinetry, premium finishes, and designer details including a sophisticated black herringbone tile splashback and a stylish island bench that also functions as a breakfast bar.

From this central hub, a bright, wide hallway leads to the private quarters, guiding you past built-in storage alcoves toward three peaceful, built-in bedrooms and two beautifully updated bathrooms. All bedrooms feature clean tiling underfoot, modern ceiling fans, built-in robes, and individual split-system air conditioning units for tailored climate control. The master suite offers a restful haven for parents, complete with unique sliding door access to a completely private, white-pebble atrium courtyard with a central birdbath - the perfect pocket of zen.

Serving these rooms is a breathtaking, fully renovated family bathroom that rivals a luxury boutique hotel. Indulge in large-format stone-look tiling, a deep freestanding soaking tub, frameless shower, and a floating vanity, all elegantly tied together by premium brushed-gold tapware and a custom back-lit arched mirror.

Outside, a neat expanse of lush green lawn bordered by low-maintenance pebble pathways and structured garden beds, provides the perfect area for kids or pets to play safely. The undeniable crowning jewel of the outdoor space is a magnificent, freestanding timber gazebo equipped with a solid metal roof, atmospheric festoon lighting, and a fully built-in outdoor kitchen setup.

Complete with a premium built-in barbecue, this space functions as a seamless extension of the home's living area while a dedicated fire pit zone with stone bench seating offers the perfect setting to unwind under the stars on cooler Queensland evenings.

Nestled in a peaceful, family-friendly neighbourhood, this property perfectly balances tranquillity with ultimate urban convenience. Exceptional connectivity is right at your doorstep, with a bus stop and the green spaces of Ditton Road Park just a short stroll away.

Sunnybank Plaza and Market Square are just a short drive away, providing everything from the latest blockbusters to a world of culinary delights while peace of mind for growing families is completely assured, with childcare nearby and highly accessible schooling options inside the coveted Coopers Plains State School and Sunnybank State High School catchment zones.

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Desma Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 33 628 090 951 / 21 107 068 020

MORE DETAILS

Property ID B4SJF4R
Property Type House
Land Area 405 m2
Including Air Conditioning
Toilets (1)
Courtyard
Dishwasher
Built-in-Robes
Secure Parking
Fully Fenced

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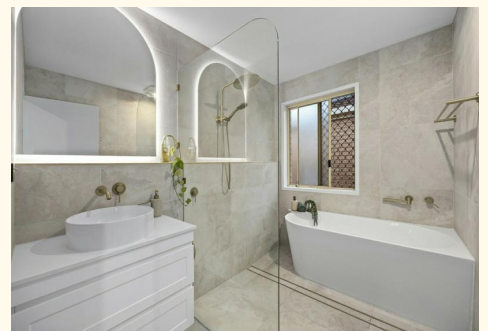
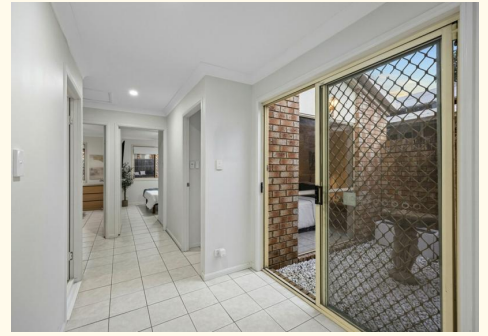
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98 Ditton Road
SUNNYBANK HILLS

- 3 Bed
- 1 Bath
- 2 Car

Internal : 113m²
External : 31m²
Total Area : 144m²

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au

