



14/139 Pinelands Road, Sunnybank Hills

House in Prestige Complex, Modern Upgrades in Sunnybank Hills State School Catchment

Auction Location: Onsite & Online via Realtair

A residence of exceptional comfort, a setting of absolute peace and a layout designed for effortless modern living - 14/139 Pinelands Road is the ultimate lowset retreat. Tucked away in a quiet, highly desirable pocket of a secure, boutique complex, this beautifully refreshed home offers a rare blend of private serenity and unmatched urban convenience. Set on a generous 402m² block, it provides all the space of a standalone home with none of the heavy maintenance hassle.

Highlights:

- Situated within the highly coveted catchment of Sunnybank Hills State School, proudly ranked #1 State Primary School in Queensland and #6 nationally.
- Positioned in a peaceful, secure complex featuring exclusive resident access to a sparkling inground pool and manicured BBQ area.
- Extensively refreshed prior to marketing with a fresh coat of

4  2  2 

AUCTION

Sat 11th Jul @ 1:30PM

VIEW

Wed 1st Jul @ 2:00PM - 2:30PM

AGENTS

Lynda Simpson
0424 279 188
lyndasimpson@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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.

 **LJ Hooker**

internal and external paint, brand new carpet and new tapware throughout.

- Thoughtfully designed, zoned ducted air-conditioned layout featuring 4 bedrooms, 2 bathrooms and a spacious open-plan living hub.
- Secure double garage boasting premium, easy-to-clean epoxy flooring, a remote-control door and an advanced termite barrier system.
- Unbeatable location just a 170m walk from direct city-bound buses and 550m from Pinelands Plaza shops, medical facilities and restaurants

From the moment you arrive, this lowset home makes an immediate impression with its crisp, freshly painted exterior and a secure, welcoming complex environment. Inside, the floorplan unfolds into a bright, air-conditioned open-plan kitchen, dining and lounge area that forms the vibrant heart of the home. Brand new contemporary carpet underfoot lends a warm, inviting feel, perfectly matching the fresh internal paintwork.

The kitchen stands as the vibrant heart of the home, integrating beautifully into the central lounge area. It offers an abundance of storage and ample preparation space, making it a chef's delight whether you are preparing casual weeknight meals or prepping for a weekend feast. Throughout the functional spaces, glistening new tapware and sleek flexible hoses add a touch of modern luxury.

When it is time to entertain, slide back the large glass doors to bridge the gap between indoors and out. The low-maintenance backyard opens up to a lovely covered pergola area - an exceptional outdoor haven designed for long lunches, twilight drinks and effortless hosting while the kids play safely in the fully fenced yard.

Four spaciouly appointed bedrooms provide peaceful sanctuaries away from the main social hub. The master suite functions as a true parents' retreat, complete with a private ensuite while the remaining three bedrooms all feature built-in robes and are serviced by a large central family bathroom.

Other features:

- Ducted zoned air conditioning throughout
- Full insulation and security screen doors
- Double garage with epoxy flooring
- Separate water meter and 5.4kw solar system
- Advanced termite barrier system

Life within this tightly held complex feels like a permanent vacation. On hot summer days, you can take a short stroll to the resort-style onsite facilities, where a sparkling inground pool and manicured BBQ areas await your family and guests.

Leave the car securely at home; you are just a 170m walk from the bus stop, where the City Bus routes (130, 132, 137, 139, and 140) offer an effortless, direct commute to the Brisbane CBD. A short 550m stroll brings you to the gates of Sunnybank Hills State School, as well as the bustling Pinelands Plaza with its Coles supermarket, medical centre, pharmacies, and restaurants. For world-class shopping and dining adventures, Sunnybank Hills Shoppingtown and the iconic Market Square are just minutes away by car.

Backed by reasonable body corporate levies, this property is a rare find. The owners are motivated and this home must be sold. Contact Lynda today for more information.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty

about the information provided and interested parties must rely on their own enquiries. Images and/or descriptions may have been digitally enhanced or altered for marketing purposes and may not accurately represent the current condition of the property.

BDD Pty Ltd with Sunnybank Districts Pty Ltd ABN 47 676 306 264 / 21 107 068 020

MORE DETAILS

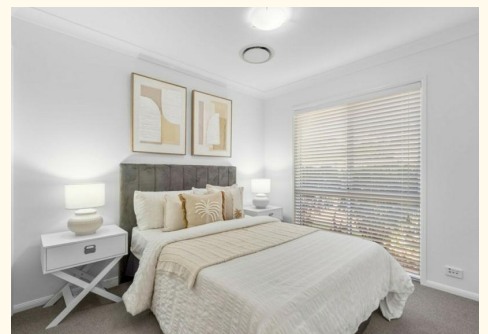
Property ID	B4WZF4R
Property Type	House
Land Area	402 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels

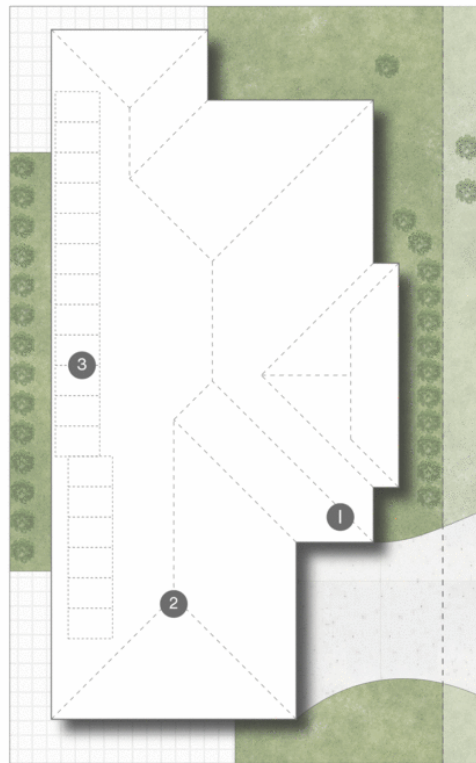
Lynda Simpson 0424 279 188

Agent | lyndasimpson@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





- 1 Porch
- 2 Garage
- 3 Alfresco

UNIT 14



Unit 14/139 Pinelands Road **SUNNYBANK HILLS**

4 | 2 | 2 | 175m² | 402m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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.

