

## Sunnybank Hills, 12/51 Othello Street

SOLD BY LYNDA SIMPSON & JONATHAN WANG

Part of a small complex just a 5-minute stroll to a well-equipped playground/park and buses bound for UQ plus X-press options into town, this immaculately presented 3-bedroom townhouse gives off Queensland cool vibes with its colourful cladded facade, bountiful plantation shutters and all-season comfortable living areas, in and out.

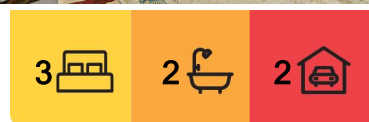
### Highlights:

- Chic hybrid floors through combined lounge/dining & kitchen with new electric oven
- Split-system A/C units in the living room + all 3 upstairs bedrooms
- All beds with carpet, mirrored BIRs and bonus fans
- Master has double storage capacity + an ensuite & enclosed sunroom/sitting area
- Main bathroom upstairs with shower and tub, downstairs powder room off entry

One of the best features of this terrific townhouse is the connection between the interior living area and the 20m<sup>2</sup> covered outdoor entertaining space. Glass sliders extend the



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**LJ Hooker Property Partners**  
07 3344 0288

lounge onto this fan-cooled alfresco dining area while the adjacent kitchen has a servery to its bar alcove across a twin sink. There is loads of room out here for a table and loungers for cocktail hour, and it's privately enclosed by lush hedges and solid timber screens.

Back inside, the kitchen sits off the dining area and is sporting a brand-new electric oven among a suite of appliances that also includes a dishwasher and induction cooktop. There's a powder room close by, opposite a linen cupboard on the way into a double garage with more storage and recessed laundry facilities.

Accommodations are focused on the carpeted first floor, with double doors into the central bedroom and the other 2 front and back. All rooms have fans to complement A/C units, as well as mirrored sliding door robes; 2 share a good-sized main bathroom with tub and shower, while the larger master has an ensuite, double the storage capacity and a slider onto a lovely sunroom.

Like the lounge below, the sunroom has crisp white plantation shutters across its windows, but also another Queensland look in the form of VJ wall panelling.

From this attractive property, you can walk to city-bound buses and a park in about 5 minutes, while a short drive will get you everywhere else: SBH Shoppingtown/Calamvale Central (2 minutes), Sunnybank Hills State School (3), Pinelands Plaza (4) and Calamvale Community College (7).

With so many extras, you'll get more bang for your property buck here than anywhere else.

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JXW Enterprise Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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## More About this Property

<b>Property ID</b>	B2EUF4R
<b>Property Type</b>	Townhouse
<b>Land Area</b>	224 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Lynda Simpson 0424 279 188**

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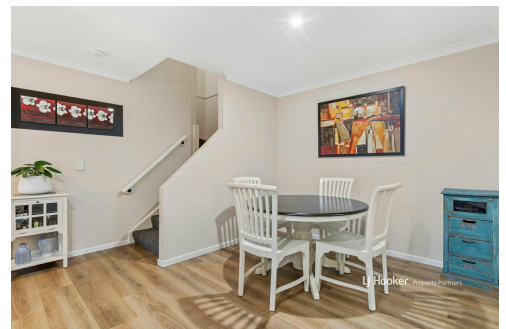
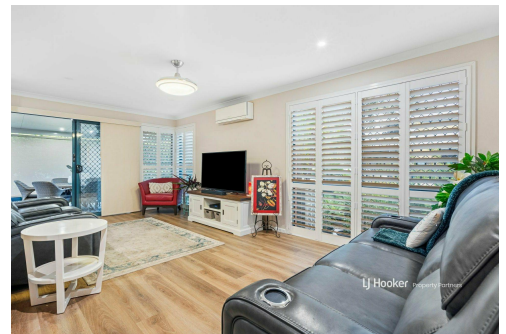
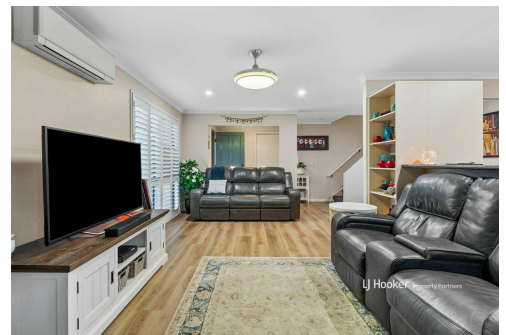
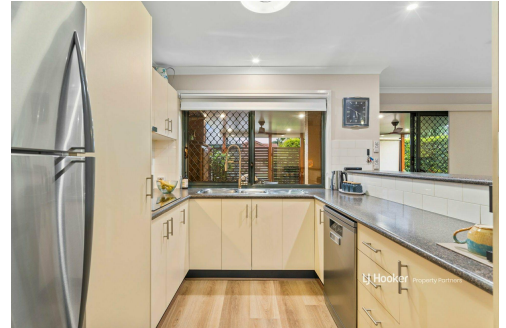
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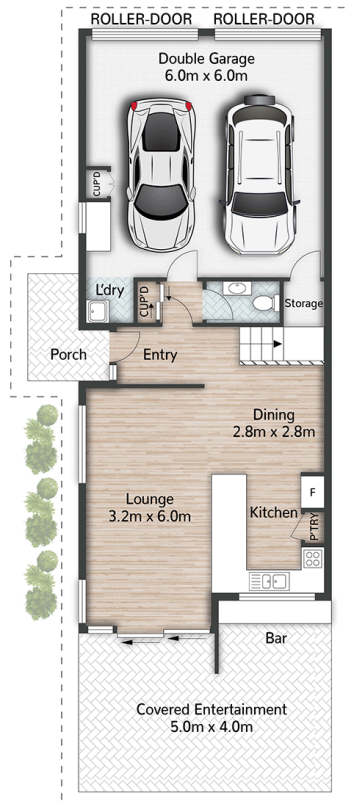
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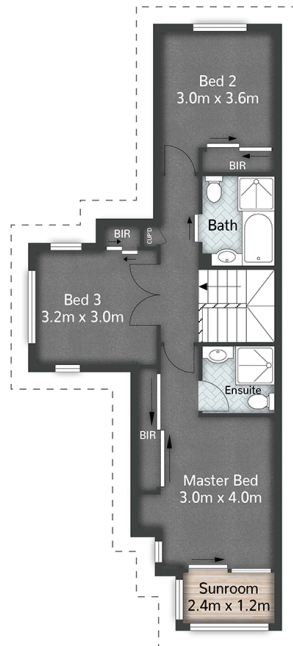


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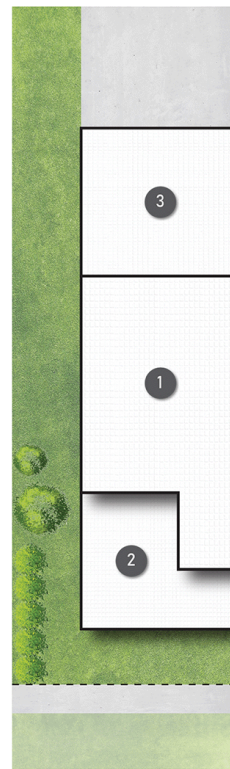
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GROUND FLOOR



FIRST FLOOR



Othello Street

## LEGEND

- 1 RESIDENCE
- 2 ENTERTAINMENT
- 3 GARAGE



12/51 Othello Street **SUNNYBANK HILLS**

3 | 2 | 2 | 191m<sup>2</sup>

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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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