



19/452 Hellowell Road, Sunnybank Hills

3 1 1

Spacious 3-Bedroom Townhouse with Expansive Private Yard & Entertainer's Patio

- storey townhouses south of the city are always in demand--but finding one with a generous, fully fenced grassy backyard is exceptionally rare. Even rarer is pairing it with a recently installed 36m² insulated patio, creating the perfect all-weather entertaining zone.

Whether you're a growing family or savvy investor, this stylish residence offers space, comfort and lifestyle in equal measure.

Property Highlights:

- Immaculately presented brick townhouse, freshly recarpeted and repainted just 12 months ago
- Spacious open-plan lounge and meals area featuring floating timber-look floors and a striking exposed brick feature wall
- Well-appointed tiled kitchen with dishwasher, electric cooktop and convenient servery to living area
- Three carpeted bedrooms upstairs with ceiling fans; two with built-

AUCTION

Sat 14th Mar @ 11:30AM

VIEW

Thu 5th Mar @ 5:00PM - 5:30PM

AGENTS

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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

- in robes
- Master bedroom with air conditioning, built-in robe and private balcony
- Full family bathroom upstairs plus downstairs powder room and internal laundry
- Air conditioning to lounge/master
- Secure single carport plus storage shed
- Located within the sought-after Sunnybank Hills State School catchment

A Backyard That Sets This Home Apart

For families with young children, the expansive lawn is truly priceless-- a safe, private space where kids can run and play freely. From the kitchen or the impressive insulated patio, you can comfortably supervise outdoor fun or host gatherings year-round in comfort, protected from Queensland's summer heat.

Fruit trees add further charm and functionality to this impressive outdoor space, making it feel more like a house than a townhouse.

Comfortable & Light-Filled Interiors

Inside, the home feels bright and welcoming. The exposed brick feature wall adds warmth and character to the air-conditioned living and dining areas, complemented by modern timber-look flooring. Tiled wet areas ensure practicality, while a solid timber balustrade staircase leads to the upper-level accommodation.

The master bedroom enjoys its own balcony outlook, while the remaining bedrooms are positioned privately at the rear, serviced by a central bathroom complete with shower, bathtub, vanity and toilet.

Lifestyle & Location

Convenience completes the picture. The property is within easy walking distance to:

- The Avenue Park playground
- Bus services to Pinelands Plaza, Market Square, Sunnybank Plaza and the CBD
- Local childcare facilities

It is also zoned for Sunnybank Hills State School and Sunnybank State High School, both easily accessible.

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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 DETAILS

Property ID B409F4R
Property Type Townhouse
Land Area 360 m2
Including Air Conditioning
Toilets (2)
Courtyard
Balcony
Dishwasher
Outdoor Entertaining
Floorboards
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

Benjamin Leong 0407 712 392

Agent/Independent Contractor | benjaminleong@ljhpp.com.au

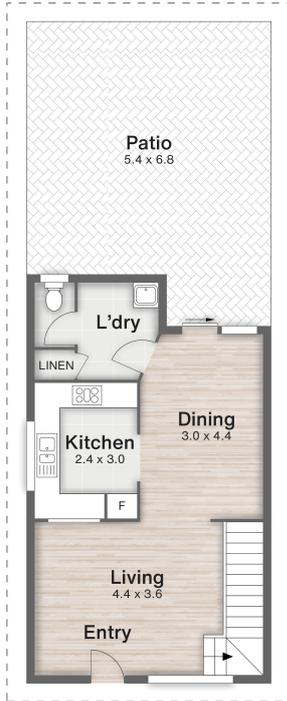
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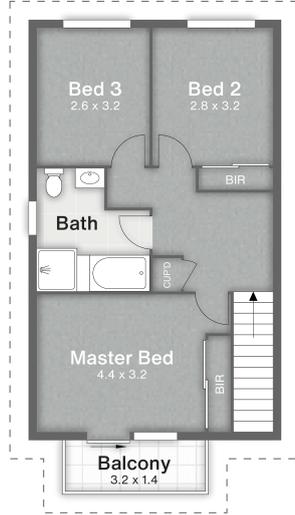
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GROUND FLOOR

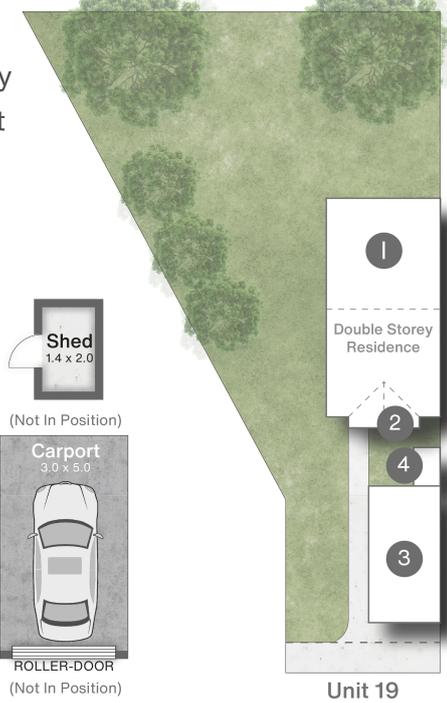


FIRST FLOOR

- 1 Patio
- 2 Balcony
- 3 Carport
- 4 Shed



(Not In Position)



Unit 19



Unit 19/452 Hellawell Road **SUNNYBANK HILLS**

3 Beds | 1 Bath | 1 Carport | 141m² | 360m²

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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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