



## Sunnybank Hills, 20/12 Grandchester Street

SOLD BY JACKSON CHOW & PETER LUO

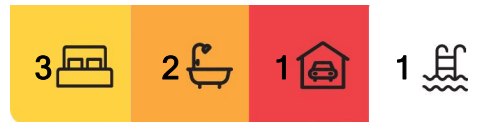
Offering the priceless peace of mind that comes with living in a secure gated estate and walking distance to Pinelands Plaza, city-bound buses and local schools, this lovely unit with only one common wall to the other townhouse will spark the interest of a wide range of buyers, from first homeowners to astute investors.

### Highlights:

- Tiled open plan living/dining downstairs, adjacent kitchen with dishwasher & electric cooker
- 3 large timber-floored beds, rear master has ensuite with shower + a timber decked balcony
- Main bathroom with space saving shower-over-bath combo, powder room downstairs
- Leafy established front garden, easy-care lawn out back with a couple of raised veggie beds



**Disclaimer:** 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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B30ZF4R](http://ljhooker.com.au/B30ZF4R)

**Contact**  
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**Peter Luo**  
0448 568 888  
[peterluo@ljhpp.com.au](mailto:peterluo@ljhpp.com.au)

**LJ Hooker Property Partners**  
07 3344 0288

- Part sail-shaded complex pool with BBQ facilities & a picnic gazebo nearby

Sunnybank Heights is one of the southside's most popular gated estates, reflecting its well-maintained secure grounds and communal recreational facilities, the quality of the townhouses themselves and its foot-friendly location.

This particular property enjoys a serene position within the complex, nestled behind lush gardens all its own. A light and airy tiled lower level comprises a combined living/dining area with A/C, an all-electric kitchen tucked to the side extending into a laundry and a handy powder room.

Screened sliders open the dining end onto a covered alfresco entertaining patio that meets with an area of open-air paving within what is a fully fenced, minimal maintenance, shady backyard with some lawn and veggie beds ready for winter planting.

A solid timber staircase connects the floors, the landing branching into 3 timber-floored bedrooms and a bathroom with a space-saving combined shower/tub. The larger master sits at the back, enjoying access onto a private timber decked covered balcony with a lovely leafy aspect, and into an ensuite with a shower.

Again, the location is one of the star features here - ensuring you can often choose to leave your car at home in the secure single garage. A 5-minute walk will have you hopping onto city-bound buses or stopping off at Sunnybank Plaza/Market Square to catch a movie or dinner. Pinelands Plaza is only 7-minutes on foot, putting another tasty array of dining options on your doorstep, and it's a sub-5-drive to both Runcorn State School and Sunnybank State High.

For peace of mind and convenience to every amenity, this brick-faced beauty will be tough to beat.

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 39 633 082 112 / 21 107 068 020



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## More About this Property

<b>Property ID</b>	B30ZF4R
<b>Property Type</b>	Townhouse
<b>Including</b>	Air Conditioning Toilets (3) Pool Balcony Gym Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

### Jackson Chow 0435 998 468

Agent/Independent Contractor | [jacksonchow@ljhpp.com.au](mailto:jacksonchow@ljhpp.com.au)

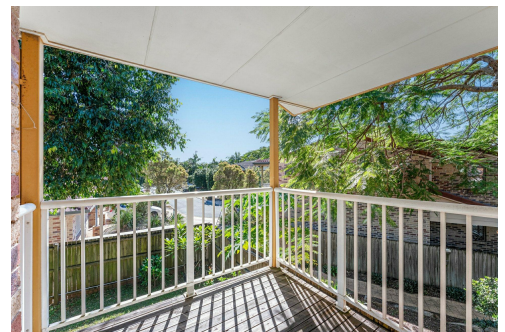
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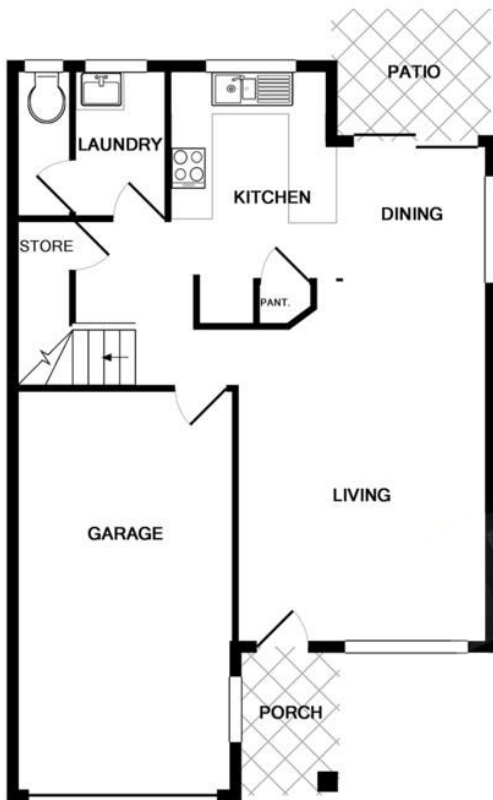
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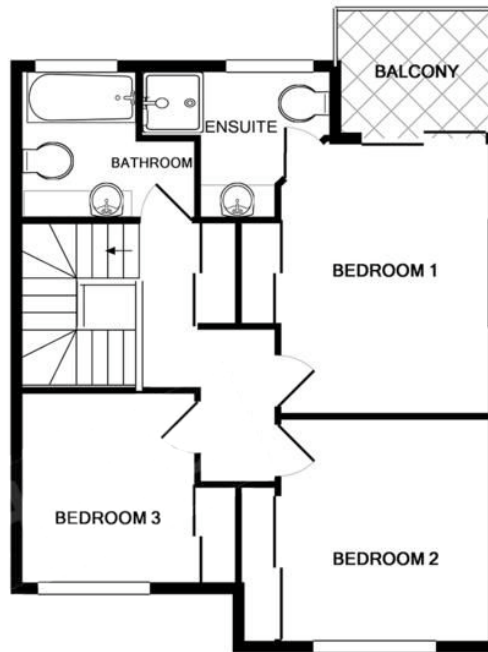


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given