

## Sunnybank Hills, 45/69 Stones Road

SOLD BY BEN LEONG & JONAS LEONG

Boasting no rear neighbours and leafy treetop views from the master bedroom balcony, this bright and breezy 2-storey townhouse punches well above its weight and would make a fab first home or rent-ready investment.

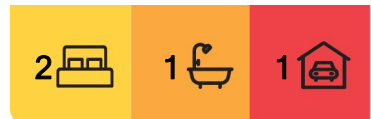
### Highlights:

- Part of the gated Sunnybrae Villas estate with BBQ picnic facilities & lots of visitor parks
- Very attractive super low Body Corporate, one of the lowest in the whole district!
- Top condition, inside & out, kitchen and bathroom renovated back in 2017
- Carpeted lounge/dining downstairs, 2 carpeted beds above, all with fans & split system AC
- Secure single garage + a no-mow paved rear courtyard, fenced for privacy and play

With ceiling fans and split-system A/C units for personalised climate control in the large downstairs living/dining area and 2 bedrooms above, a comfy journey through summer is



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**For Sale**  
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**LJ Hooker Property Partners**  
07 3344 0288

guaranteed here.

If you prefer natural ventilation, both beds have screened windows you can open and the lower level extends to a fenced courtyard through a screened slider - all breeze, with no beasts getting in!

The renovated tiled kitchen is a spacious hub, with an all-white cabinetry fit out, servery across the brekky bar to the dining table, a new electric stove, rangehood, wall oven, stainless dishwasher, and twin sink. It extends into a large laundry room and has its own access to the yard and clothesline.

The upper level is carpeted bar the refurbished 2-way bathroom, with shower, tub and vanity, and the toilet across the hallway. The rear master gets direct access to the bathroom and has the slider to its own balcony - a scenic spot with calming views, ideal for a quiet moment with a cuppa before the hustle of the day starts. The second bedroom, like the master, has sliding door built-in robes.

Rounding out this offering is the 2nd toilet between the entries from the front door and the remote single garage. It is in a sweet southside location where you can walk to Sunnybank train station and local parks (10 mins) and yummy eats at Shauna Downs Shopping Centre (15), with other amenities just a short drive: Sunnybank State School (3 mins), Sunnybank High and Pinelands Plaza (4 ), Sunnybank Central (6), and Westfield Mt Gravatt (11).

This will attract buyers like bees to honey, so maybe don't wait till auction day to make an offer!

\*Disclaimer: As the property is currently tenanted and have requested their belongings not to be publicised, the advertised photos used were taken in 2017.

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Inspired by Family 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>	B2GQF4R
<b>Property Type</b>	Townhouse
<b>Including</b>	Air Conditioning Toilets (2) Balcony Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

**Benjamin Leong 0407 712 392**

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

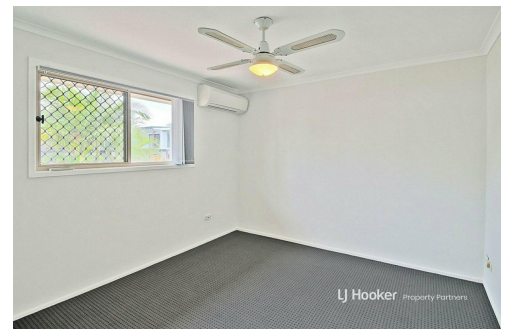
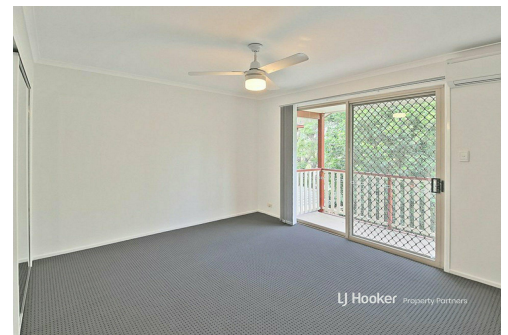
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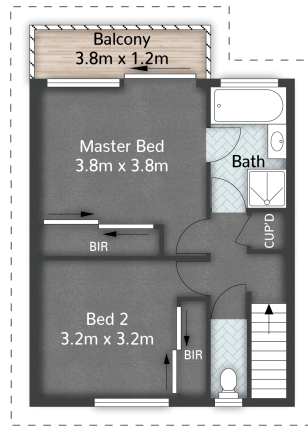
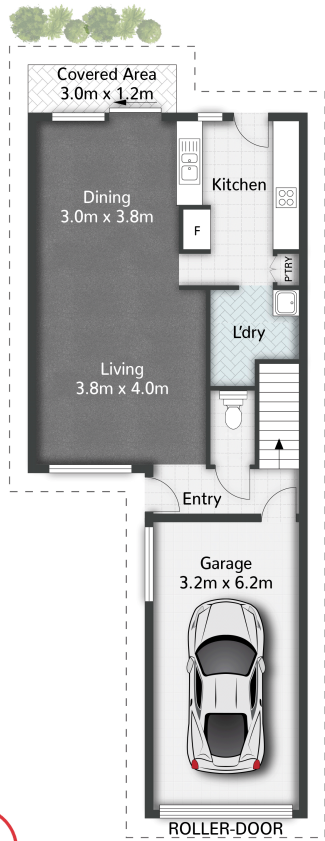
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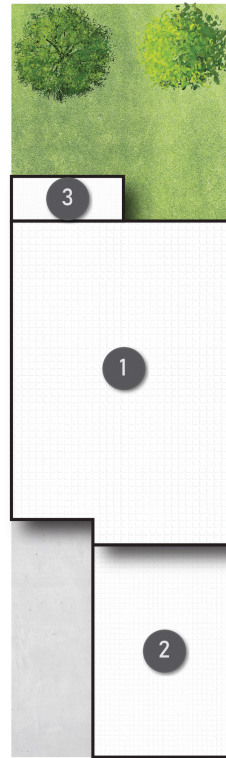
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FIRST FLOOR



SITE PLAN

**LEGEND**

- 1 RESIDENCE
- 2 GARAGE
- 3 BALCONY



GROUND FLOOR

Unit 45/69 Stones Road **SUNNYBANK HILLS**

2 | 1 | 1 | 130m<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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