



5/20 Hellowell Road, Sunnybank Hills

## SOLD BY BAILEY ATHERTON & ERFAN BABAIE

Standing head and shoulders above other townhouses with rarely seen features like its incredible all-season alfresco entertaining hub, 5/20 Hellowell Road at Peppercorn Place is a stylishly decorated and comfort-filled 2-storey double brick dwelling that offers a superior-level of gated complex living.

### Highlights:

- Down: tiled all-electric kitchen, combined dining/living area with A/C, laundry, powder room
- Up: 3 hybrid floored beds with A/C units & BIRs + a full bathroom
- 2 off-street parks (1 open) next to a carpeted MPR with A/C & roller access
- No-mow landscaped gardens beside a 40m<sup>2</sup> party patio with timber deck/kitchen servery
- Modest Body Corp of \$62/week (including insurance and rates), use of 2 estate pools

It's not often you get a townhouse with so many versatile spaces to play with. Here, the air-conditioned, carpeted multi-purpose room that sits in front of the main dwelling - alongside the covered single carport and adjacent open-air parking bay for a boat, caravan or recreational vehicle - could work as an office, gym, guest bed, kids' playroom or

3 1 3

### FOR SALE

Please Call

### AGENTS

Bailey Atherton  
0410 724 362  
baileyatherton@ljhpp.com.au

Erfan Babaie  
0481 868 871  
erfanbabaie@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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Interested parties must rely solely on their own enquiries.

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hobby hub. The choice is yours!

Under the main roof, the townhouse offers a light-filled tiled lower level where a combined living/dining area connects with a spacious kitchen equipped with a suite of stainless mod cons, including a dishwasher, induction cooker and slimline rangehood.

Sliders extend this social hub onto a fabulous private outdoor area comprising a 40m<sup>2</sup> covered party patio with mostly artificial turf underfoot, bar a side timber decking area with room for a dining table one end and a servery into the kitchen at the other. Surrounding this all-season space are no-mow landscaped gardens accented by natural stone, and a big open-air paved area for playing games.

A soaring void rises above the staircase connecting to the upper level, where 3 bedrooms await - all with their own A/C units and BIRs. Servicing this level is a space-savvy bathroom with shower-over-tub combo, while a guest powder room can be found below beside the laundry.

Also, in another rare townhouse inclusion, this dwelling offers abundant storage - inside and out, with a small shed out front for garden tools, a handy storeroom under the staircase, and a 30m<sup>2</sup> attic to stow suitcases and other bulky items.

This location is a winner too! This well-priced estate is a 10-minute walk to city-bound buses running past Sunnybank Plaza/Market Square, is zoned for nearby Runcorn Heights Primary & Runcorn State High Schools and only 2-minutes' drive to either Pinelands Plaza or SBH Shoppingtown.

With so many extras to entice, this will spark plenty of auction interest, if not snapped up prior!

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K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ  
Hooker Property Partners  
ABN 56 794 753 139/ 21 107 068 020

## MORE DETAILS

Property ID B3BQF4R  
Property Type Townhouse  
Land Area 312 m2  
Including Air Conditioning  
Toilets (2)  
Pool  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage

### Bailey Atherton 0410 724 362

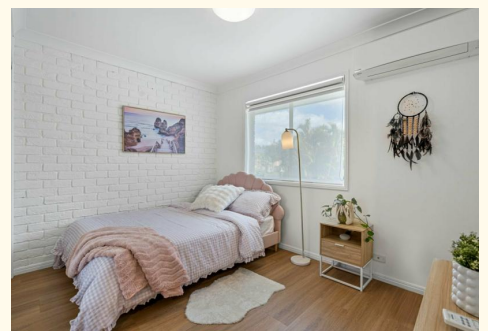
Lead Agent " The Gillespie Team | baileyatherton@ljhpp.com.au

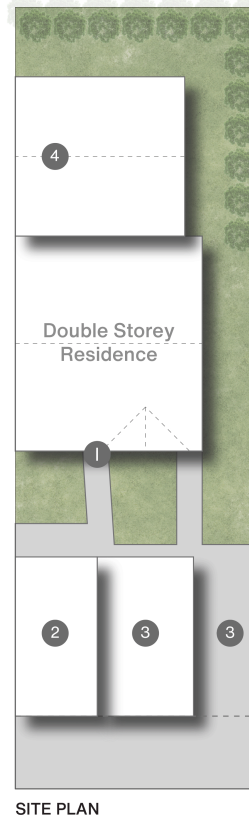
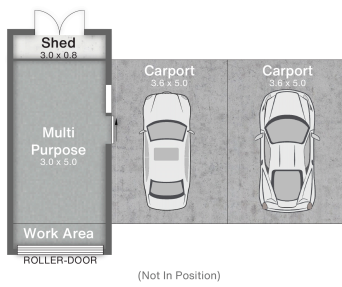
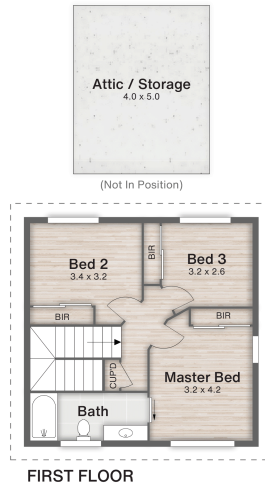
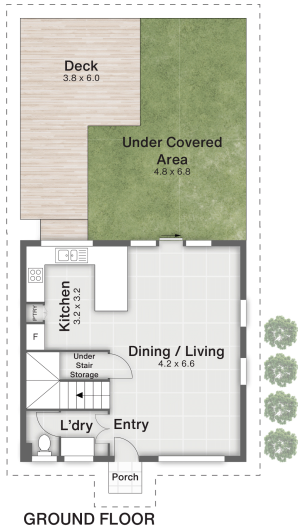
### Erfan Babaie 0481 868 871

Sales Agent to Kos Comino | erfanbabaie@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 Carport
- 4 Deck



Unit 5/20 Hellawell Road **SUNNYBANK HILLS**

3 | 1 | 2 | 105m<sup>2</sup> | 312m<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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