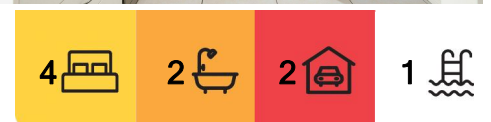




Sunnybank Hills, 56/8 Luke Close

SOLD BY GARY LIU



An exceptional opportunity awaits the discerning buyer seeking a top-quality townhouse with all the space and style of a full-size home. This freestanding four bedroomed property is the only one of its kind in the complex; a boutique estate that is tucked into a quiet cul-de-sac of Sunnybank Hills, just a few moments from the highly desirable 'The Avenue'.

Property highlights include:

- Only standalone 4-bedroom townhouse in complex
- High quality renovations completed to two bathrooms plus new lighting, handles, carpets, vinyl flooring in downstairs bedroom, and new air conditioner in master
- Split system air conditioning in every room
- Premium new appliances and paintwork throughout
- Connected location close to reputed Sunnybank Hills primary, shops and bus stops

Ideally suited to families or sharing situations, this modern two-storey home offers lots of

For Sale
Please Call

View
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living space, plenty of storage and is packed with style and sophistication. A chic renovation reveals a thoughtful design that will suit all tastes in soft furnishings and give an immediate sense of calm with the soft palette choice in colours throughout.

Freshly painted interiors have uplifted the spacious downstairs floorplan which features new downlights, new carpets and split system air conditioning cooling the main living areas and installed in each of the four bedrooms. This generously planned living and combined dining area is open, light and allows for comfortable seating zones to be set up. With room for media equipment, table setting and big cozy couches it can easily accommodate a growing household.

The trendy kitchen has its own dedicated area and neatly connects to the covered patio area via a wide window, making it social for when friends are over, and you are entertaining alfresco style. It has a quality fit out with contrasting laminated benches to cabinetry which provide ample storage, plus is equipped with a new dishwasher, new handles and brand-new cooking appliances; oven, range and stovetop all contributing to the fresh look. A handy downstairs powder room and laundry facility are conveniently placed for guest use.

A large downstairs bedroom is the perfect option for a home office, media room or guest bedroom. It has new timber-look vinyl flooring, air conditioning and sliding doors leading to the porch. There are three queen bedrooms upstairs, all of which are carpeted, have quality blinds, built in robes and air-conditioning.

Two stunning bathrooms have been completely renovated and provide a touch of luxury with the main having neutral tiles, full size standalone bathtub and separate shower plus a suitable vanity with storage and mirror. The ensuite is equally impressive and gives the master bedroom that extra charm and allure as a parental retreat.

The estate has been well-maintained and is fully gated giving residents' peace of mind. Once inside the complex you are greeted by simple landscaped grounds and wide roads that meander through this tidy townhouse community. Featuring several shared areas the property has soft lawns, verges dotted with mature trees offering shaded spaces and a centrally placed in-ground pool that has a relaxed lawn area for sun lounging during summer.

Situated within the Sunnybank Hills state primary school catchment adds to the desirability of this home and will attract families eager for a placement, in addition there are numerous childcare centres in the vicinity and it's a close drive to a selection of high schools. The local area is filled with options when it comes to shopping, dining and entertainment. The central hub of Market Square is a mere 7 minutes from here, but closer to home you have Sunnybank Hills Shopping Town, Calamvale Central or Pinelands Plaza. City buses are easily accessible within a few minutes' walk and allow quick commutes to the city and local suburbs.

- Two-car garage
- Security screens
- Downstairs toilet & laundry
- Quiet and private garden with covered patio
- Gated side access



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An unmissable option for both newcomers, investors and owner-occupiers striving to find the right balance of space, location and security. We welcome your enquiries.

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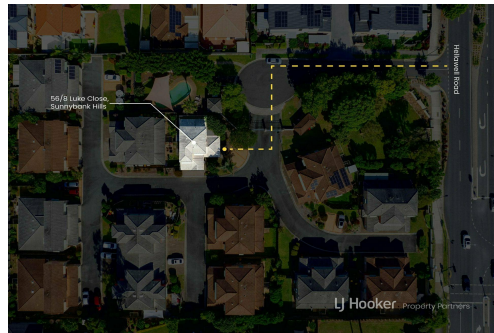
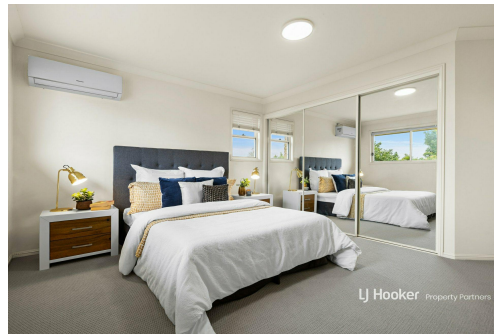
The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
 ABN 60 625 175 849 / 21 107 068 020

More About this Property

Property ID	B2HRF4R
Property Type	Townhouse
House Size	198 m²
Including	Ensuite Study Air Conditioning Toilets (3) Intercom Pool Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

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ROSEGARDEN MANORS

56/8

Luke Close

SUNNYBANK HILLS

4 Bed

2 Bath + Powder

2 Car

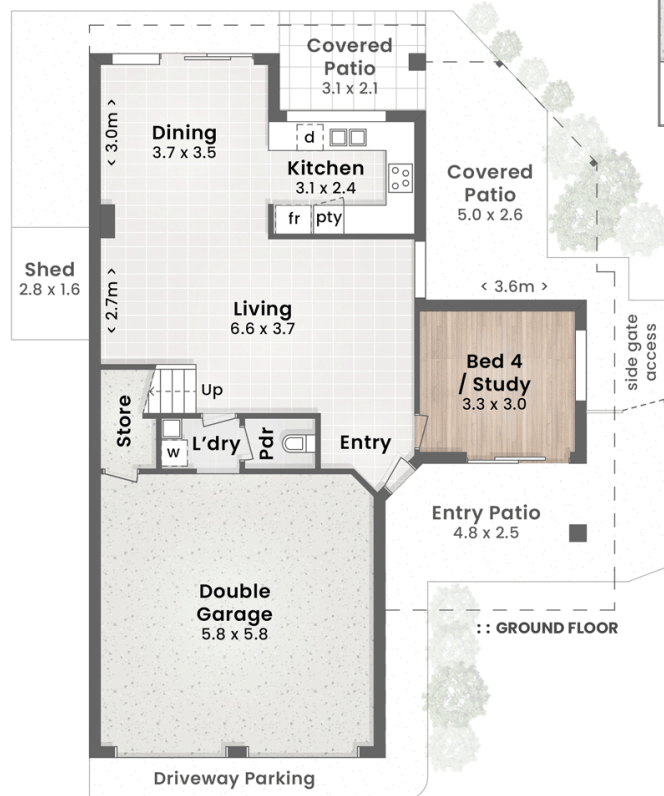
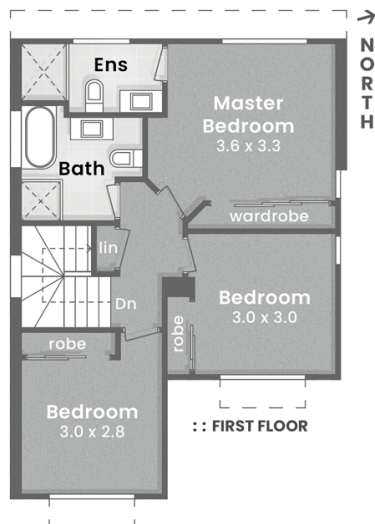
Internal 163m²

Patios 35m²

Total 198m²

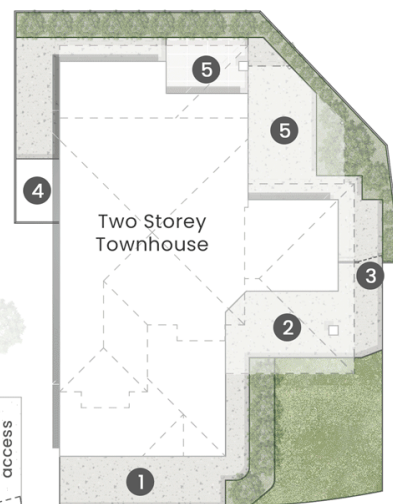
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LEGEND

- 1. Driveway | 2. Entry Patio
- 3. Side Gate Access | 4. Shed
- 5. Covered Patio



DRIVEWAY ACCESS TO
LUKE CLOSE