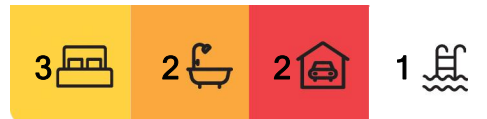


## Sunnybank Hills, 7/259 Hellowell Road

### Another Under Contract ... Another Complex Record



Set within a peaceful, well-kept complex and refreshed with modern flair, this pristine lowset villa is a rare find in ever-popular Sunnybank Hills. Boasting three bedrooms, a spacious open-plan layout, and trendy new updates throughout, this brick abode is perfectly suited to those seeking comfort, convenience, and low-maintenance living. Whether you're a growing family, savvy investor, or retiree looking to downsize without compromise, this light-filled home offers both lifestyle and location. With a sparkling onsite pool, secure double tandem garage, and an unbeatable position in the Sunnybank Hills State School catchment, this is a special opportunity you won't want to miss.

#### Standout Features:

- Sought-after single-level villa in a leafy complex with a resort-style pool and relaxed community feel
- Renewed with modern timber-look vinyl floors, fresh paint and chic new downlights



**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/B39FF4R](http://ljhooker.com.au/B39FF4R)

**Contact**  
**Jonas Leong**  
040 716 6298  
[jonasleong@ljhpp.com.au](mailto:jonasleong@ljhpp.com.au)  
**Lachlan Smith**  
0400 345 395  
[lachlansmith@ljhpp.com.au](mailto:lachlansmith@ljhpp.com.au)

**LJ Hooker Property Partners**  
07 3344 0288

throughout, plus further minor updates, all for a stylish finish

- Airy open plan living and dining zone ideal for entertaining or quiet nights in
- Private double tandem garage and just a stroll to Sunnybank Hills State School
- Walking distance to local shops, parks and childcare, plus moments to multiple major shopping and dining destinations

This address places you right in the centre of one of Brisbane southside's most vibrant and connected communities. With the highly regarded Sunnybank Hills State School just around the corner and multiple shopping centres nearby, you'll have everything you need at your fingertips. Buses, green parklands, childcare, and even Sunnybank Central's iconic dining scene are all moments away, making it ideal for busy families, downsizers, or investors looking to attract quality tenants.

- 219 m to 135 bus stop & 715m to 130 & 140 bus stop
- 350 m to Borella Road Park
- 800 m to Sunkids Sunnybank Hills
- 800 m to Sunnybank Hills State School
- 850 m to Sunnybank Hills Shopping Village
- 1.6 km to Sunnybank Hills Shoppingtown
- 1.6 km to Pinelands Plaza
- 1.9 km to Calamvale Central
- 3.5 km to Sunnybank State High School
- 4 km to Sunnybank Plaza
- 4 km to Market Square
- 6.5 km to Westfield Mt Gravatt

Within a tranquil, well-cared-for complex, this villa enjoys a lovely leafy setting with the bonus of a sparkling shared pool for summer enjoyment. Its charming brick facade is framed by manicured lawns and trendy, low-maintenance gardens, while a double tandem lockup garage provides secure storage and parking.

Wandering through the quaint front entry, you'll discover that this home has been tastefully refreshed with a focus on modern, easy-care living. New timber-look vinyl floors run throughout the generous layout, complemented by fresh paint and stylish downlights that give each room a light and airy feel. The open-plan lounge and dining area is located at the front of the home and is a fantastic space to unwind or host guests, complete with a ceiling fan to keep things cool.

The original kitchen has been pristinely preserved and remains in good condition, offering electric appliances, a breakfast bar, ample storage, and durable laminate benchtops. Its central position allows for seamless interaction with the living areas, making it easy to cook and connect with family or guests.

Sliding doors extend the living area out onto a sunny open-air sitting area, perfect for your morning coffee or evening barbecue. This space overlooks the fenced, beautifully landscaped backyard - an inviting, low-maintenance retreat with room for potted plants, pets, or simply enjoying the peace and privacy.

Two of the three bedrooms is fitted with a ceiling fan, while two include built-in wardrobes for easy storage, the master featuring a walk-in robe and a neat original ensuite. The main



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

**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.

bathroom is equally well maintained, offering a separate bath and shower, with a separate water closet for family convenience. An internal laundry with backyard access adds another layer of ease.

Lowset villas in this locale are incredibly hard to come by - especially ones this stylish and well-kept. Contact Jonas Leong or Lachlan Smith today to learn more or arrange your inspection before auction day.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

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 About this Property

<b>Property ID</b>	B39FF4R
<b>Property Type</b>	Townhouse
<b>Including</b>	Ensuite Toilets (2) Pool Floorboards Built-in-Robes Fully Fenced Remote Garage

### Jonas Leong 040 716 6298

Agent with Benjamin Leong | [jonasleong@ljhpp.com.au](mailto:jonasleong@ljhpp.com.au)

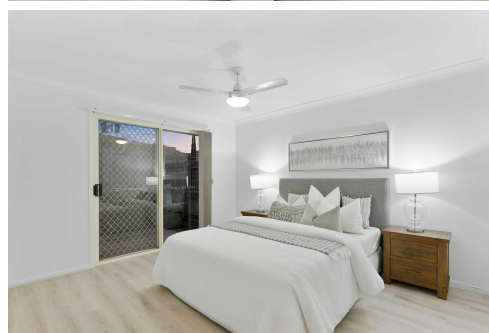
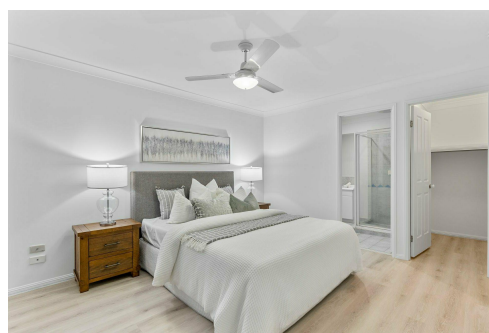
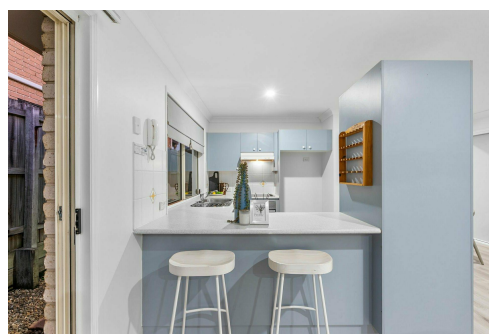
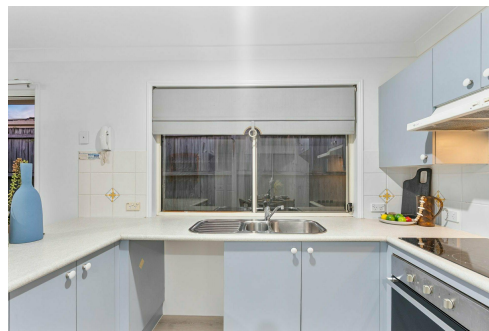
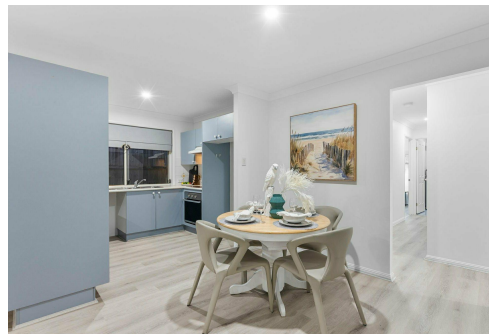
### Lachlan Smith 0400 345 395

Partner & Sales Director | [lachlansmith@ljhpp.com.au](mailto:lachlansmith@ljhpp.com.au)

### LJ Hooker Property Partners 07 3344 0288

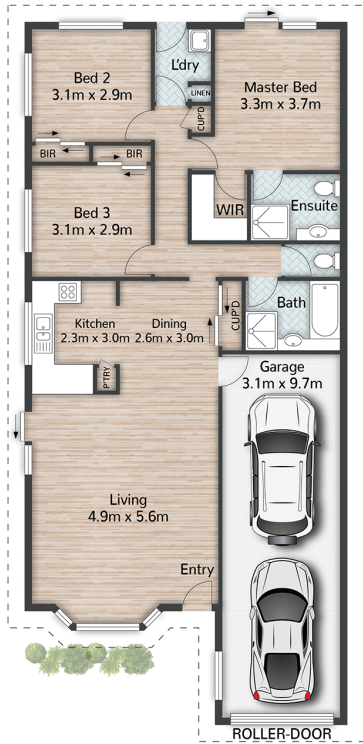
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)

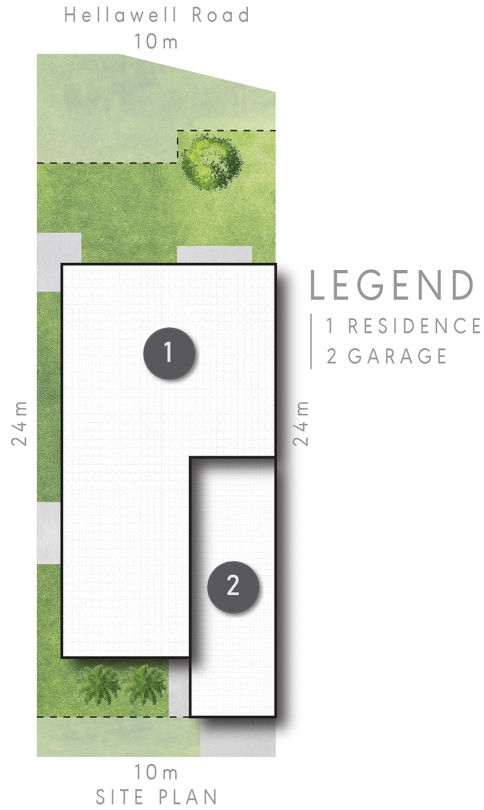


**LJ Hooker Property Partners**  
**07 3344 0288**

**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.



FLOOR PLAN



SITE PLAN

**LEGEND**  
1 RESIDENCE  
2 GARAGE

Unit 7/259 Hellawell Road **SUNNYBANK HILLS**

3 | 2 | 2 | 135m<sup>2</sup> | 143m<sup>2</sup>



**DISCLAIMER**  
This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.