

## Sunnybank Hills, 8/37 Landseer Street

SOLD BY BENJAMIN LEONG & JONAS LEONG

The remote entry lock-up double garage at the end of a driveway offering more off-street parking is the cherry on top of this beautifully presented townhouse that's a must-see for first time buyers and investors.

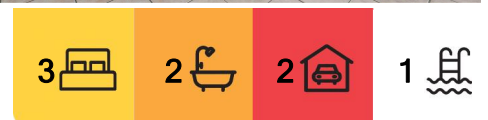
### Highlights:

- Top position across from the pool/BBQ area in a well-maintained complex of only 23 townhouses
- Tiled open-plan living/dining with A/C, fan, full-height windows + slider to rear patio
- Big kitchen with electric cooker/oven, dishwasher, double door fridge recess
- 3 carpeted, fan-cooled beds; 2 with BIRs, master has A/C, a WIR + ensuite with a shower
- Main bathroom upstairs with shower, tub & separate toilet + a powder room below

Embraced by dedicated garden beds and manageable amounts of lawn, this is a low-



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**LJ Hooker Property Partners**  
07 3344 0288

upkeep property that lets its spacious interior do most of the talking - although the detailed pattern of the exterior's red brick veneer is an eye-catching feature on arrival.

A functional fit-out has the social spaces downstairs, durably tiled for easy maintenance, and the carpeted accommodations above. Overlooked by an all-electric kitchen with timber-look cabinetry finishes, the combined living/dining area has a split system A/C and a fan but can also be naturally ventilated by opening the screened slider to the back yard.

Light spills into this living space through full-height window banks next to the slider, and it's a lovely spot to look out over the brick paved covered patio and watch the kids playing on the grass.

Rounding out the lower level is a self-contained powder room and a laundry that has 3-access points - into the kitchen, the double garage, and out to the clothesline.

Upstairs, the 3 fan-cooled bedrooms branch off a central carpeted landing. Two have built-in robes and use of a family-size bathroom with a shower, tub and toilet next door, while the front facing master has bonus A/C, a walk-in robe and an ensuite with a shower.

Come summer (and it's hitting early this year!), it will be a regular beeline from your front door to the complex pool area directly opposite, whether for a cooling dip or to crank up the BBQ.

Parks are all around if the kids want more room to run about, and everything else is easy to reach with a short drive: train station, Sunnybank State Primary and High Schools, Pinelands Plaza, and Sunnybank central.

Remember, townhouses with double garages are rare, so don't hesitate to come and view now!

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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>	B292F4R
<b>Property Type</b>	Townhouse
<b>Land Area</b>	218 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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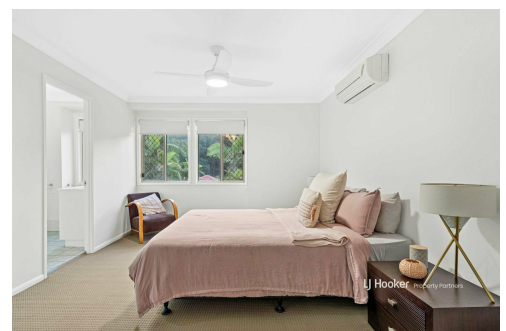
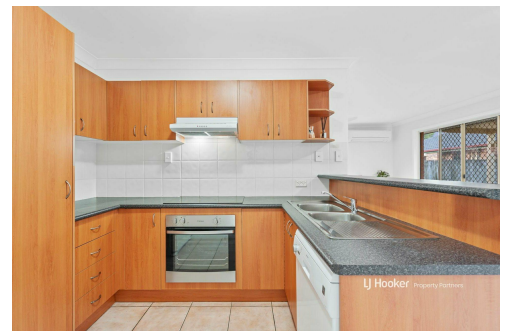
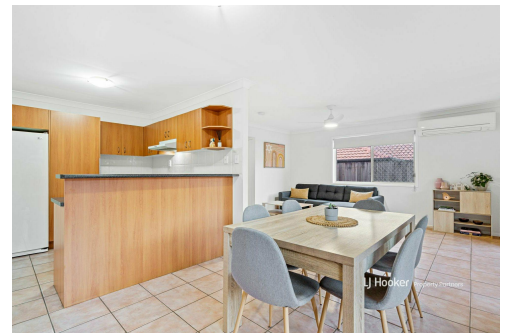
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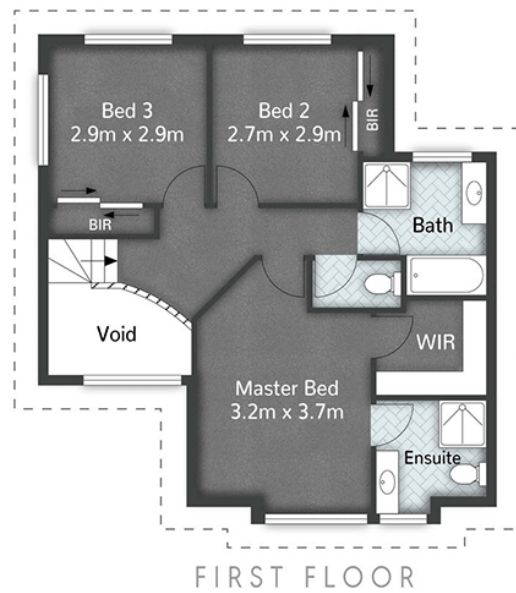
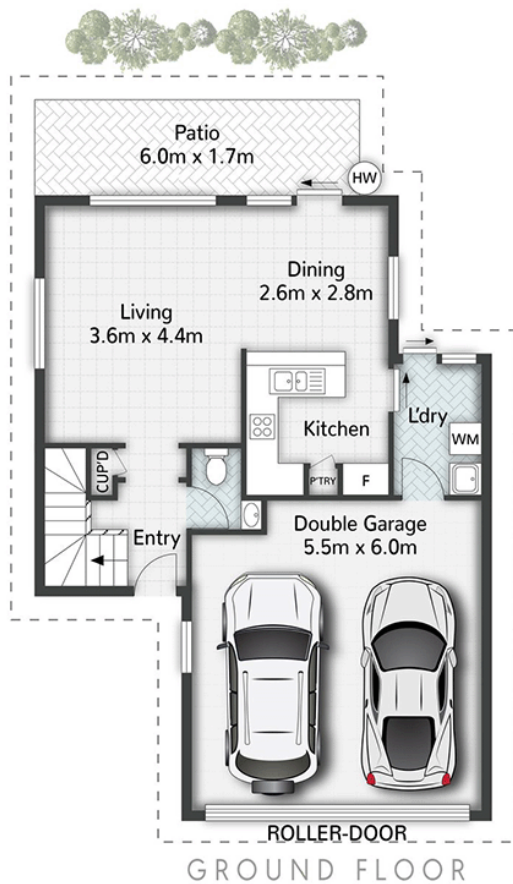
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8/37 Landseer Street **SUNNYBANK HILLS**

3 | 2 | 2 | 147m<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.