



9/20 Hellowell Road, Sunnybank Hills

## SOLD BY ERFAN BABAIE & BAILEY ATHERTON

This updated single-level 2-bedroom villa boasts a raft of features rarely seen with this property type - a pair of spacious living areas, soaring raked ceilings, extensive off-street parking and solar.

### Highlights:

- Modern, central kitchen/dining area with stainless electric appliances, white cabinetry
- Front lounge with raked ceilings/clerestory windows, covered rear rumpus
- Secure single garage + adjacent single carport & extra open-air bay for a caravan or trailer
- Grassy fenced play space out back with handy side access past a garden shed
- Gated estate with a fully maintained pool & low Body Corp

The facade of this brick-faced villa is predominantly glass, with picture windows framing the central entry, rising cathedral-style to mirror lofty raked ceilings over the tiled front lounge. An adjoining single garage and carport do an excellent job of shielding the interior from passing traffic, thus bathing the lounge and master bedroom in natural light, without compromising privacy.

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### FOR SALE

Please Call

### AGENTS

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

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

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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Offering space for a sizeable dining table and set up for cooks of all levels with a suite of all-electric appliances including a dishwasher, the kitchen is central to the lounge and an additional family living/rumpus area which is a clever conversion of the original alfresco patio.

Now tiled underfoot to match the other living areas and fitted with a side kitchenette with a sink and laundry facilities, this versatile bonus space has screened sliders into both the kitchen and the grassy back courtyard, ensuring it can be easily ventilated.

Both bedrooms have built-in robes, the master with an ensuite to itself with a shower, the other bathroom similarly equipped through the renovation process and just outside the second bedroom.

Next to the carport there's a generous slice of open-air parking space where you can back-in a caravan or boat - a real value-add feature in a gated estate setting. There's also a garden shed at the side of the house and a storeroom under the main roof, accessed from the backyard.

Zoned for Runcorn Heights Primary & Runcorn State High Schools, this estate is a short stroll to buses to town, or just up to Sunnybank Plaza/Market Square, and for more localised shopping you can reach Pinelands Plaza and SBH Shoppingtown in about 2-minutes.

If this unique, feature-filled layout meets your needs, inspect soon and don't get shy on auction day!

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Desma Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 33 628 090 951 / 21 107 068 020

## MORE DETAILS

Property ID	B3N7F4R
Property Type	Townhouse
Land Area	351 m2
Including	Air Conditioning Toilets (2) Pool Courtyard Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Solar Panels

### Erfan Babaie 0481 868 871

Executive Agent & Auctioneer | [erfanbabaie@ljhpp.com.au](mailto:erfanbabaie@ljhpp.com.au)

### Bailey Atherton 0410 724 362

Lead Agent "The Gillespie Team" | [baileyatherton@ljhpp.com.au](mailto:baileyatherton@ljhpp.com.au)

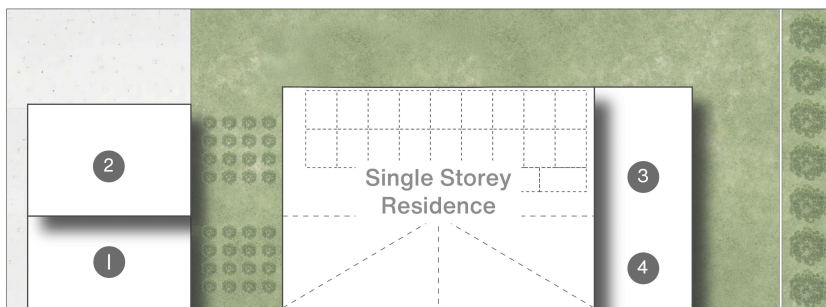
### LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

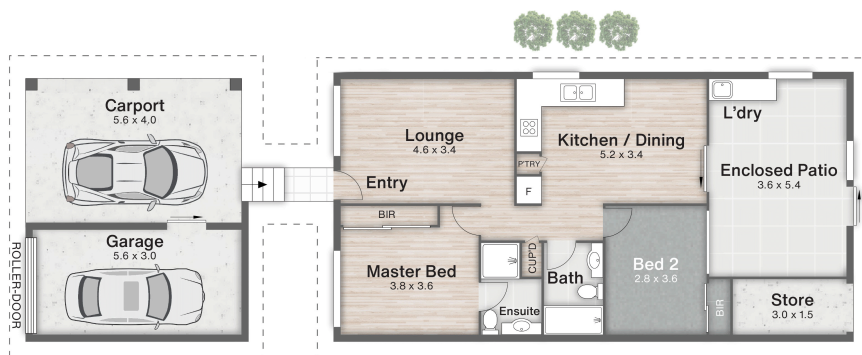
[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)



Hellawell Road



- 1 Garage
- 2 Carport
- 3 Enclosed
- 4 Storage



9/20 Hellawell Road **SUNNYBANK HILLS**

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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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