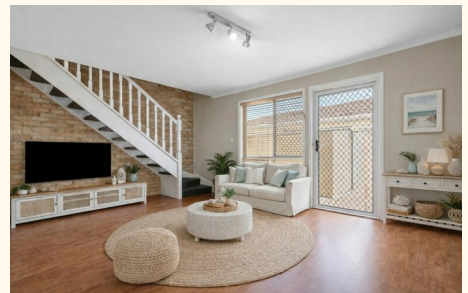


**Sold**



19/452 Hellowell Road, Sunnybank Hills

3 1 1

## Under Contract | Complex Record

- storey townhouses south of the city are always in demand--but finding one with a generous, fully fenced grassy backyard is exceptionally rare. Even rarer is pairing it with a recently installed 36m2 insulated patio, creating the perfect all-weather entertaining zone.

Whether you're a growing family or savvy investor, this stylish residence offers space, comfort and lifestyle in equal measure.

### Property Highlights:

- Immaculately presented brick townhouse, freshly recarpeted and repainted just 12 months ago
- Spacious open-plan lounge and meals area featuring floating timber-look floors and a striking exposed brick feature wall
- Well-appointed tiled kitchen with dishwasher, electric cooktop and convenient servery to living area
- Three carpeted bedrooms upstairs with ceiling fans; two with built-in robes
- Master bedroom with air conditioning, built-in robe and private balcony
- Full family bathroom upstairs plus downstairs powder room and

**FOR SALE**  
Under Contract

### AGENTS

Benjamin Leong  
0407 712 392  
benjaminleong@ljhpp.com.au

Jonas Leong  
040 716 6298  
jonasleong@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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.



- internal laundry
- Air conditioning to lounge/master
- Secure single carport plus storage shed
- Located within the sought-after Sunnybank Hills State School catchment

#### A Backyard That Sets This Home Apart

For families with young children, the expansive lawn is truly priceless-- a safe, private space where kids can run and play freely. From the kitchen or the impressive insulated patio, you can comfortably supervise outdoor fun or host gatherings year-round in comfort, protected from Queensland's summer heat.

Fruit trees add further charm and functionality to this impressive outdoor space, making it feel more like a house than a townhouse.

#### Comfortable & Light-Filled Interiors

Inside, the home feels bright and welcoming. The exposed brick feature wall adds warmth and character to the air-conditioned living and dining areas, complemented by modern timber-look flooring. Tiled wet areas ensure practicality, while a solid timber balustrade staircase leads to the upper-level accommodation.

The master bedroom enjoys its own balcony outlook, while the remaining bedrooms are positioned privately at the rear, serviced by a central bathroom complete with shower, bathtub, vanity and toilet.

#### Lifestyle & Location

Convenience completes the picture. The property is within easy walking distance to:

- The Avenue Park playground
- Bus services to Pinelands Plaza, Market Square, Sunnybank Plaza and the CBD
- Local childcare facilities

It is also zoned for Sunnybank Hills State School and Sunnybank State High School, both easily accessible.

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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 DETAILS

Property ID B409F4R  
Property Type Unit  
Land Area 360 m2  
Including Air Conditioning  
Toilets (2)  
Courtyard  
Balcony  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage

### Benjamin Leong 0407 712 392

Agent/Independent Contractor | [benjaminleong@ljhpp.com.au](mailto:benjaminleong@ljhpp.com.au)

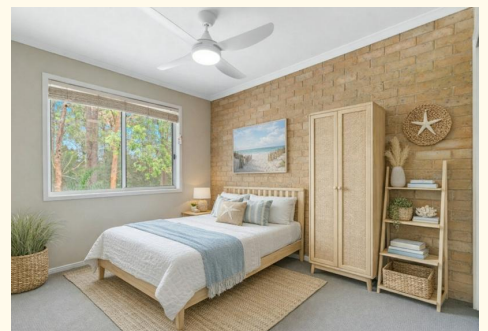
### Jonas Leong 040 716 6298

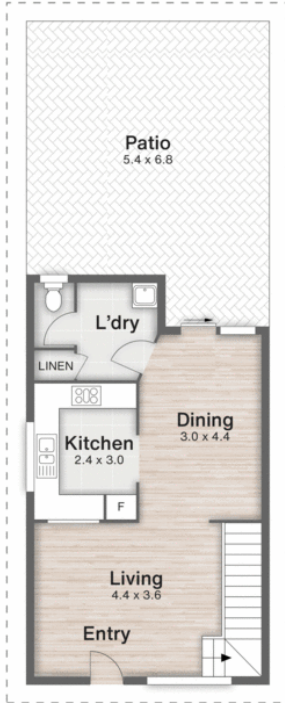
Agent with Benjamin Leong | [jonasleong@ljhpp.com.au](mailto:jonasleong@ljhpp.com.au)

### LJ Hooker Property Partners 07 3344 0288

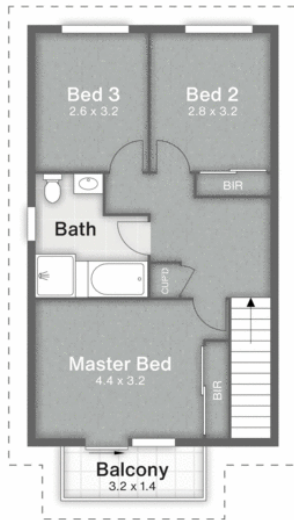
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

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



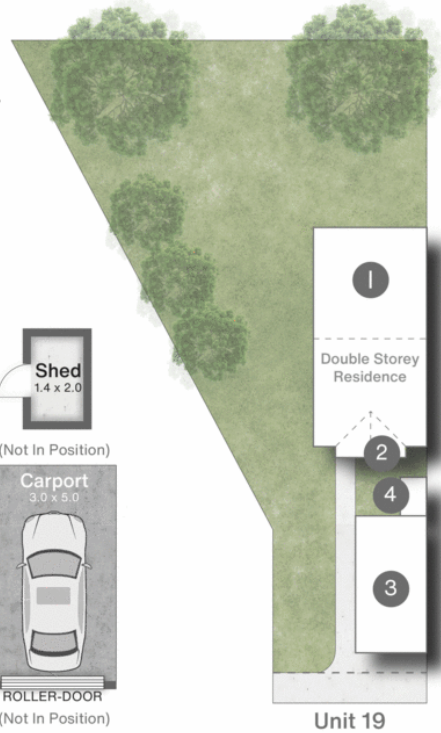


GROUND FLOOR



FIRST FLOOR

- 1 Patio
- 2 Balcony
- 3 Carport
- 4 Shed



Unit 19



Unit 19/452 Hellawell Road **SUNNYBANK HILLS**

3 | 1 | 1 | 141m<sup>2</sup> | 360m<sup>2</sup>

**LJ Hooker** Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.