

11/16 Troughton Road, Sunnybank

SOLD BY GARY LIU & ASSOCIATES

Modern design, everyday convenience and a vibrant community setting combine in this beautifully appointed two-bedroom apartment. Perfect for professionals, downsizers or investors, it delivers low-maintenance living just minutes from Sunnybank's shopping, dining and education precincts.

Top 5 Features at a Glance:

1. Two bedrooms each with built-in robes and ceiling fans.
2. Modern kitchen with stone benchtops, induction cooktop and dishwasher.
3. Spacious open-plan living and dining area opening to a large balcony.
4. Ensuite plus second bathroom for guests or share living flexibility.
5. Communal rooftop recreation area with BBQ facilities and city views.

Just a few minutes walk from the Banook train station, this elegant 2-bed apartment offers ultimate convenience and modern living in one neat package. Upon entry, the modern kitchen features sleek stone benchtops, an induction cooktop and integrated dishwasher. Sliding glass doors lead out from the living area to an impressive covered

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FOR SALE

Please Call

AGENTS

Gary Liu
0450 996 996
garyliu@ljhpp.com.au

Josie Feng
0481 170 665
josiefeng@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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balcony - perfect for morning coffee, weekend brunch or evening entertaining.

Both bedrooms feature built-in robes and ceiling fans for comfort, with the master enjoying its own ensuite. A second bathroom adds convenience for guests or shared households, while the internal layout makes smart use of space with generous storage and modern finishes throughout.

Upstairs, residents can take advantage of the communal rooftop terrace - a standout feature that adds a sense of lifestyle and community. Complete with BBQ facilities and recreation space, it's the perfect spot to gather with friends or unwind while taking in the views.

The complex is positioned for ultimate convenience, close to major amenities that make Sunnybank such a sought-after address. From here, you're moments to local schools, Griffith University, and QEII Hospital, with buses, trains and major shopping centres all within easy reach.

For owner-occupiers, this home offers a stylish and secure base in a thriving suburb. For investors, it's a solid opportunity in one of Brisbane's most consistently high-demand rental pockets.

Don't miss your chance to secure modern comfort and unbeatable convenience in the heart of Sunnybank - contact Gary Liu today.

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MORE DETAILS

Property ID	B3MJF4R
Property Type	Apartment
Including	Air Conditioning Toilets (2) Balcony Dishwasher Built-in-Robes Water Tank

Gary Liu 0450 996 996

Agent with Zora Liu | garyliu@ljhpp.com.au

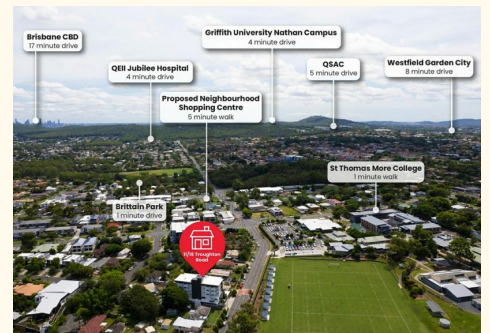
Josie Feng 0481 170 665

Sales Associate | josiefeng@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

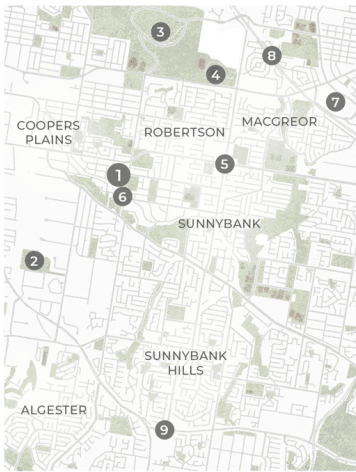
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



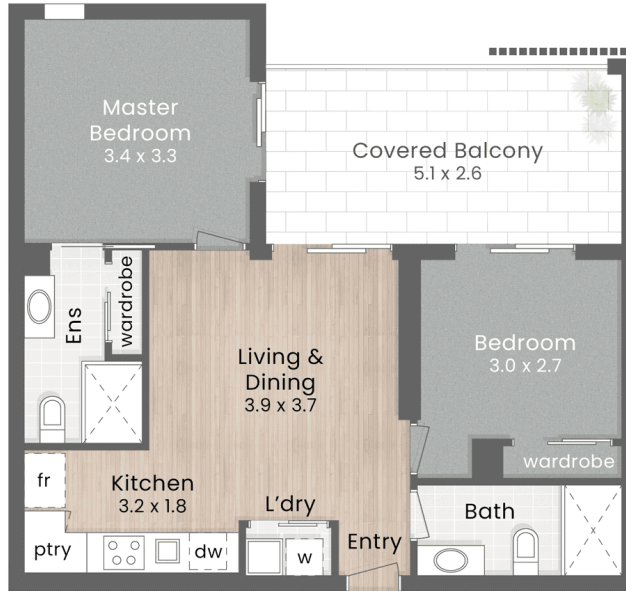
POINTS OF INTEREST

1. VILLA RINELLA
2. TAFE Acaia Ridge
3. Griffith University Nathan Campus
4. Nissan Arena
5. Sunnybank Plaza & Market Square
6. Banoon Train Station
7. Westfield Garden City
8. Pacific Motorway
9. Calamvale Central & Sunnybank Hills Shopping Centres

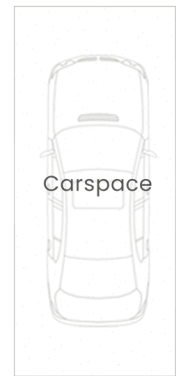


::: LOCATION MAP

↖ NORTH



::: LEVEL 3
2.6m Ceiling



VILLA RINELLA 11/16 Troughton Road SUNNYBANK

2 Bed 2 Bath 1 Car

Internal 59m² | Balcony 15m² | Total 74m²

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