



Sunnybank, 10 Mulgowie Street

SOLD BY THE GILLESPIE TEAM

Chic, radiant, and never before lived in, this contemporary double-storey residence delivers stylish family living in one of Sunnybank's most walkable and well-connected locations. With three distinct living zones, a stylish chef's kitchen with full butler's pantry, five spacious bedrooms including a guest retreat, and exceptional storage throughout, this home is designed for modern living and effortless entertaining. All this, just a stroll from schools, shops, transport, parklands and Market Square's famed foodie precinct.

Top Five Highlights

- Newly built and move-in ready, with light-filled interiors and a generous dual-level layout
- Three separate living areas with timber floors, including a bright open plan zone for entertaining and relaxing
- Stylish kitchen with stone island bench, large gas stove and oven, plus butler's pantry with dishwasher and extensive storage



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/B322F4R

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LJ Hooker Property Partners
07 3344 0288

- Five large carpeted bedrooms including indulgent master with walk-in robe and ensuite with soaking tub and dual vanities
- Premium position within walking distance to schools, shops, train stations, buses, and vibrant Market Square

Enjoy unbeatable centrality from this enviable address, where peaceful parklands, quality schools, city-bound transport, and bustling culinary hubs are all just moments away. This is everyday convenience elevated.

- 550 m to Les Atkinson Park
- 600 m to bus stop
- 600 m to Our Lady of Lourdes Primary School
- 650 m to Runcorn State School
- 700 m to Guardian Childcare & Education Sunnybank
- 850 m to Pinelands Plaza
- 900 m to Sunnybank Train Station
- 900 m to Altandi Train Station
- 1.4 km to Sunnybank State High School
- 1.6 km to Market Square
- 2 km to Sunnybank Plaza

Positioned on a generous 645 sqm parcel in a peaceful residential street, this radiant home impresses with its sleek brick and cladding exterior, framed by manicured lawns and lush retained gardens. A wide driveway, double garage, and well-lit portico create a striking first impression.

Timber floors flow across the multiple living areas, beginning with an intimate family lounge perfect as a playroom, media lounge, or teen retreat. Toward the rear, the expansive open plan lounge and dining area beneath radiant downlights is awash with natural light, thanks to oversized windows and sliding glass doors. It's a refined yet relaxed hub for both daily unwinding and weekend hosting.

Anchoring the home is a stylish chef's kitchen, beautifully styled in grey and white tones. A broad island bench offers space for casual meals or serving drinks, while gleaming stone counters, an oversized gas stove and oven, and abundant cabinetry provide function and flair. The walk-in butler's pantry extends the kitchen's appeal, with a built-in dishwasher and extra storage to make entertaining seamless.

Out back, a generous covered patio with ceiling fan and downlights offers an alfresco retreat, overlooking the wide, easy-care lawn - a secure and sunny space for weekend barbecues or kids at play.

Downstairs, a privately positioned guest bedroom with built-in robe and access to a chic bathroom is ideal for visitors or multi-generational households.

Upstairs, a timber-floored rumpus adds extra flexibility, while four more carpeted bedrooms flow from its central point. Three feature built-in robes, while the lavish master includes a walk-in wardrobe and a sleek ensuite with freestanding tub, large shower, and twin vanities.



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A second bathroom with bathtub and shower, plus a separate upstairs powder room, comfortably supports family living.

Additional features include:

- Expansive internal laundry with outdoor access
- Two large walk-in linen closets (upstairs and down)
- Ducted air conditioning for year-round comfort

Bright, trendy, and perfectly located, this brand-new home offers a rare opportunity to enjoy high-end family living in a premium Sunnybank location. Contact Karl Gillespie or Bailey Atherton today to find out more or arrange your inspection.

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K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 56 794 753 139/ 21 107 068 020

More About this Property

Property ID	B322F4R
Property Type	House
Land Area	645 m2
Including	Study Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Karl Gillespie 0411 599 850

Partner & Agent/Independent Contractor | karlgillespie@ljhpp.com.au

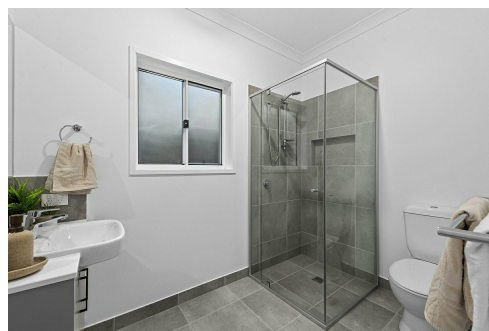
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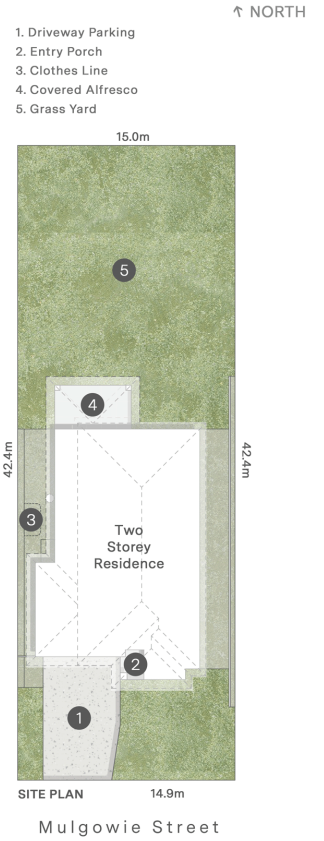
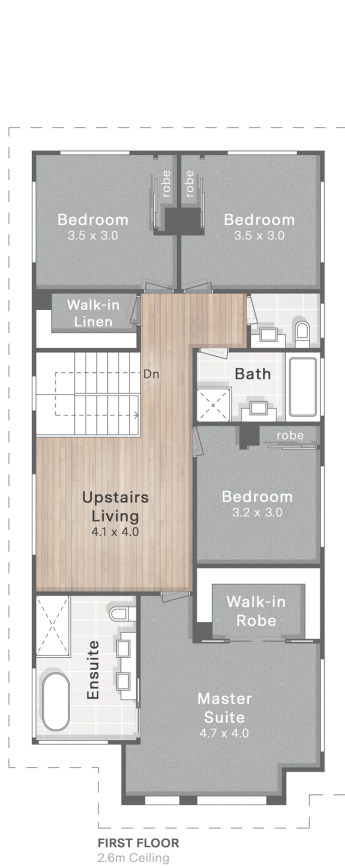
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10 Mulgowie Street Sunnybank

Internal 284m² | Alfresco & Porch 19m²



Karl Gillespie 0411 599 850

- 645m² Land Size
- 2 Car + Off-Street
- 5 Bed
- 3 Bath

Total 303m²

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