

Sunnybank, 16 Batford Street

SOLD BY GARY LIU & ASSOCIATES

There's something special about a home that has been lovingly cared for, thoughtfully updated, and perfectly positioned for family life. This charming highset brick home in the heart of Sunnybank has all the space, warmth, and modern comforts you need to settle in and make it your own.

Top 5 Features at a Glance:

1. Renovated bathroom and refreshed rooftop tiles for a modern yet timeless feel.
2. Secure digital garage door with auto-lock function for peace of mind.
3. Expansive 21.8m frontage and a huge front yard, offering incredible street appeal and potential.
4. Thoughtful upgrades including LED lighting, double-glazed windows, and plush wool carpet.
5. Family-friendly location near Sunnybank Shopping Centre, quality schools, and public transport.



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/B2U8F4R

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Inside, the home is bright, welcoming, and designed for easy living. A fresh, modern bathroom adds a touch of luxury to your daily routine, while soft wool carpet underfoot makes bedrooms feel cosy and comfortable. The living spaces are filled with natural light, complemented by energy-efficient double-glazed windows and new LED lighting that brings a warm, inviting glow to every room.

With split-system air conditioning and ceiling fans throughout, this home is ready to keep you comfortable year round. The well-equipped kitchen has plenty of storage and workspace, making it easy to whip up family meals while still being part of the conversation.

The front yard is impressive - not just for its size, but for the opportunities it presents. Whether you dream of an extended floor plan, a grand entrance, or simply a beautifully landscaped garden, the space is there to create something truly special. Combined with the home's solid brick construction and timeless appeal, this is a property with real long-term potential.

Step outside to a generous backyard - idea for kids to run and play, weekend BBQs, or even a future veggie garden. The secure, auto-locking garage keeps everything safe, while the extra-wide 21.8m frontage adds further scope for future renovations or extensions.

Location-wise, this family-oriented street couldn't be better. Walk to Sunnybank Shopping Centre for all your essentials, enjoy an array of dining options, and benefit from access to excellent local schools, childcare centres, and public transport. With everything within easy reach, this is a home that makes family life simple and stress-free.

Additional Features:

- Split-system air conditioning & ceiling fans
- Energy-efficient double-glazed windows
- Spacious backyard with room to entertain
- New door handles and LED lighting throughout
- Solar panels & water tank for eco-conscious living
- Secure garage with digital auto-lock

This is a home made for making memories. Call Gary Liu today to arrange an inspection - your family's next chapter starts here.

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More About this Property

Property ID	B2U8F4R
Property Type	House
Land Area	556 m2
Including	Study Air Conditioning Toilets (1) Dishwasher Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

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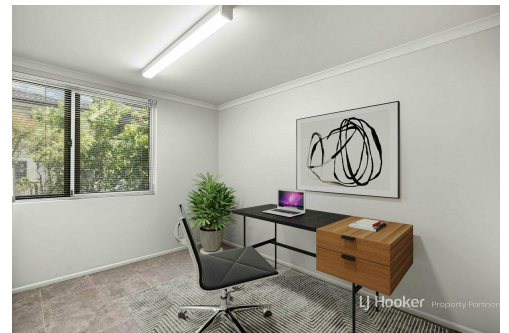
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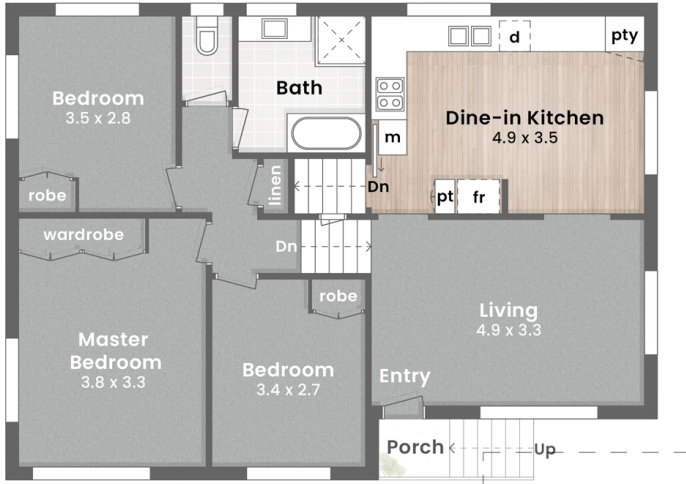
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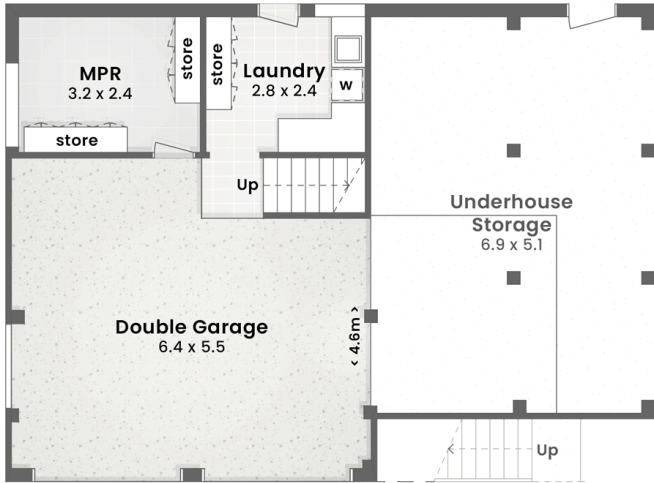
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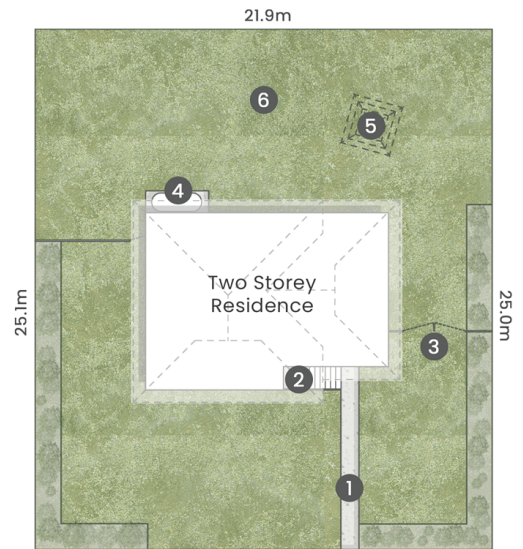
:: FIRST FLOOR



:: GROUND FLOOR

LEGEND

- 1. Entry Path | 2. Entry Porch
- 3. Side Access Gate (3.0m Wide)
- 4. Water Tank | 5. Clothes Line
- 6. Fenced Grass Yard



:: SITE PLAN

BATFORD STREET

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16 Batford Street
SUNNYBANK

Internal 148m² | Porch 1m² | Underhouse Store 38m² | Total 187m²

556m² 3 Bed 1 Bath 2 Car + Off-Street

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