



196 Station Road, Sunnybank

Luck Is On Your Side - A Rare Opportunity in the Heart of Sunnybank

Opportunities like this don't come around often - a sprawling and distinctive family home positioned on a prized 888m² block, where the possibilities are as exciting as the home itself. Whether you're dreaming of renovating a character-filled residence, creating a bespoke family sanctuary, or exploring subdivision potential, this is a property where the odds are truly in your favour.

Top 5 Features at a Glance:

1. Exceptional 888m² block offering subdivision potential or the perfect renovation.
2. Spacious layout with 5 bedrooms, full-size kitchen and generous living & dining.
3. Large swimming pool plus two sheds, ideal for storage or workshop use.
4. Unique underground wine cellar adding character and entertaining appeal.
5. Premium Sunnybank location: walk to buses, schools and major shopping hubs.

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FOR SALE

For Sale

VIEW

Sat 13th Jun @ 12:00PM - 12:30PM

AGENTS

Emily Xiong
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AGENCY

LJ Hooker Property Partners
07 3344 0288

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Inside, the home reveals an architectural personality rarely seen, with multiple living zones, striking design elements and generous proportions that offer both comfort now and incredible potential for the future.

A striking sunken living area forms the heart of the residence, framed by warm timber wall panelling, parquet flooring and skylights above that fill the space with natural light. The split-level design creates a sense of depth and architectural interest, while the adjoining media and living zones provide multiple spaces for relaxing or entertaining.

The kitchen is generously sized and highly functional, centred around a large island bench with stone benchtops and ample cabinetry and preparation space. Positioned alongside the dining area, it offers easy connection to the home's living zones and outdoor entertaining areas, making it ideal for busy family life or hosting friends and extended family.

Accommodation is equally impressive, with five well-proportioned bedrooms providing flexibility for families of all sizes. The master suite enjoys its own private balcony, walk-in robe and ensuite, creating a peaceful retreat away upstairs from the main living areas. Additional bedrooms are serviced by well-appointed bathrooms and are positioned to allow both privacy and practicality.

Outside, the property continues to impress with a large swimming pool ready for summer entertaining and relaxation. Covered alfresco and patio areas provide space for outdoor dining, while two sheds and a workshop offer excellent storage or hobby potential. Adding yet another unique feature is the underground wine cellar, a rare inclusion that adds both character and functionality for collectors or entertainers.

Positioned in one of Sunnybank's most sought-after pockets, this address places everyday convenience within easy reach. City express buses, MacGregor Primary School, Market Square, Sunnybank Plaza and Sunny Park Shopping Centre are all just a short walk away, making this location incredibly appealing for families and investors alike.

With its generous land size, distinctive design and outstanding location, 196 Station Road presents a rare opportunity to secure a property filled with both personality and potential. Renovate, reimagine or explore the possibilities - this is a Sunnybank opportunity where the future looks incredibly bright.

Contact Emily Xiong today to arrange your inspection and discover this exceptional address for yourself.

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Asia-Pacific Group (Australia) Pty Ltd with Sunnybank Districts P/L
T/A LJ Hooker Property Partners
ABN 39 831 978 227 / 21 107 068 020

MORE DETAILS

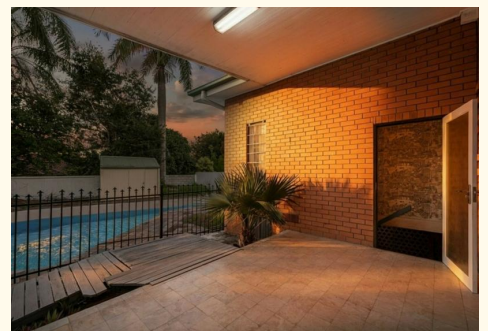
Property ID	B42SF4R
Property Type	House
Land Area	888 m2
Including	Air Conditioning
	Pool
	Balcony
	Built-in-Robes

Emily Xiong 0401 056 588

Agent/Independent Contractor | emilyxiong@ljhpp.com.au

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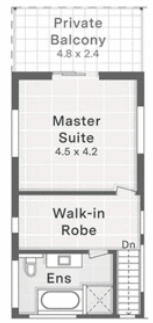
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GROUND FLOOR
Ceiling up to 3.2m



STUDIO



FIRST FLOOR
2.6m Ceiling



CELLAR

- 1. Driveway Parking | 2. Carports
- 3. Storeroom | 4. Entry Patio
- 5. Solar Hot Water | 6. PV Solar Panels
- 7. Covered Alfresco | 8. Covered Patio
- 9. Swimming Pool | 10. Workshed (3.1 x 3.1)



SITE PLAN

Station Road

→ NORTH

196 Station Road Sunnybank

Internal 367m² | Alfresco, Patios & Balcony 57m² | Carports & Store 73m² | Drying Patio 8m²



- 888m² Land Size
- 5 Bed + Studio + Media
- 3 Car + Off Street
- 3 Bath

Total 505m²

Emily Xiong 0401 056 588

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