



20 Lavinia Street, Sunnybank

## SOLD BY GARY LIU & ASSOCIATES

Positioned on a generous 642m<sup>2</sup> parcel with a wide 21.4m frontage and a prized north-facing backyard, this beautifully presented family home delivers move-in-ready comfort with modern updates and versatile indoor-outdoor living. Nestled in a well-connected Sunnybank pocket close to schools, shops and transport, it's a standout opportunity for home buyers, investors or land-bankers seeking value and location in one.

Top 5 Features at a Glance:

1. Wide frontage (21.4m) on a flat, square block with north-facing backyard.
2. Ready to move in with new timber-look flooring, rangehood & LED downlights.
3. Open-plan living and dining with stone benchtops & gas cooking.
4. Large undercover tiled entertaining area with BBQ space.
5. Minutes from Market Square, Sunnybank Plaza, parks, schools & transport.

Behind its tidy lowset brick facade, this home opens to fresh, light-filled interiors enhanced by modern finishes and a neutral palette. The open-plan living, dining and kitchen area forms the hub of the home -

4 2 2

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
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LJ Hooker

an ideal space for family connection and effortless entertaining. Tiled underfoot and air-conditioned for comfort, this central space flows seamlessly out to the rear patio for year-round indoor-outdoor living.

The well-equipped kitchen includes stone benchtops, a gas stove, new rangehood and plenty of cabinetry for functional cooking and entertaining. Whether you're preparing weeknight dinners or weekend feasts, you'll appreciate this space is designed for ease and practicality.

All four bedrooms are generously sized, enjoying built-in robes and direct natural light from large windows. The master features its own ensuite with large shower. The main bathroom features a spa bath and separate shower, ideal for relaxing after a long day or bathing the kids with ease. Updated LED downlights and quality tiling add a modern finish to the bathrooms and hallways, while the internal laundry with external access offers further functionality.

Step outside to a highlight of the home - a spacious tiled alfresco area under a solid roof, offering ample room for a BBQ and outdoor lounge or dining setup. Surrounded by privacy screen walls and overlooking the north-facing backyard, this is the perfect spot to host family and friends or unwind in the fresh air. The grassy backyard is secure and fully fenced, with plenty of space for kids, pets, or even future additions like a shed or garden studio.

Other features include a huge 2-vehicle carport in the front, updated lighting throughout, and low-maintenance landscaping - making this a fantastic blend of comfort and practicality.

#### Location Highlights:

Located in one of the best-connected pockets of Sunnybank, this home is just minutes from:

- Market Square (15min walk) & Sunnybank Plaza for all your dining, shopping and grocery needs
- Local schools including Macgregor State school, Our Lady of Lourdes Primary, Sunnybank State School and Sunnybank State High School
- Multiple parks and reserves
- Public transport (buses and 20min walk to Altandi train station)
- Medical centres, Sunnybank Private Hospital, cafes, and community amenities

Whether you're starting out, upsizing, investing or simply looking for a well-positioned and beautifully updated home - 20 Lavinia Street is ready to impress.

Contact Gary Liu, Alan Gu or Zora Liu today and book your inspection - properties like this don't stay on the market for long!

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## MORE DETAILS

Property ID B3DQF4R  
Property Type House  
Land Area 642 m2  
Including Ensuite  
Air Conditioning  
Toilets (2)  
Dishwasher  
Floorboards  
Built-in-Robes  
Fully Fenced

**Gary Liu 0450 996 996**

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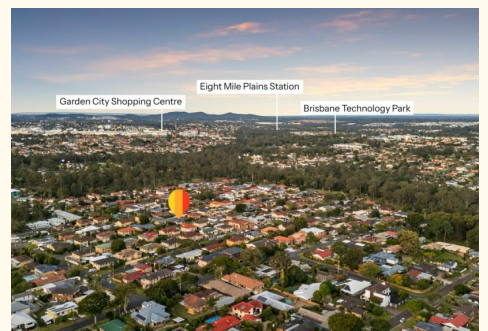
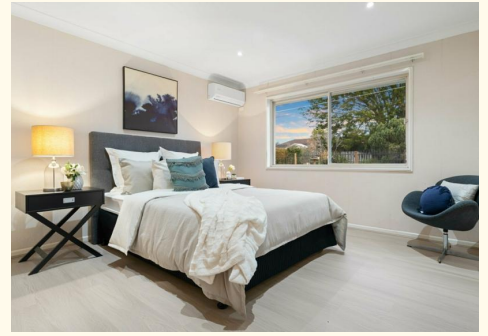
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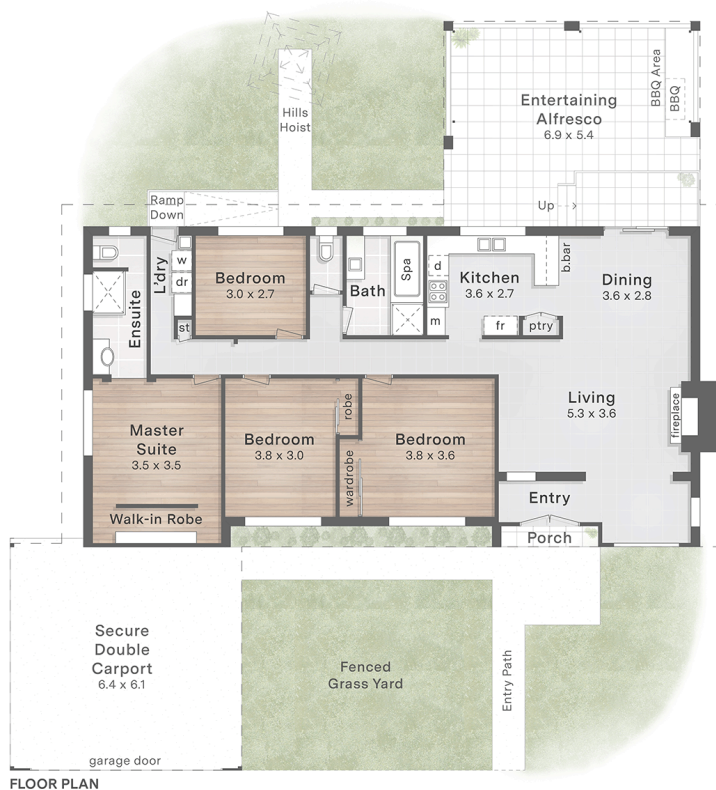
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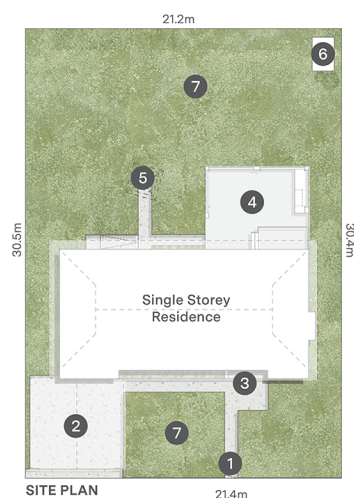
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NORTH ↑



FLOOR PLAN

1. Entry Gate
2. Secure Double Carport
3. Entry Porch
4. Entertaining Alfresco w/ BBQ Area
5. Hills Hoist
6. Garden Shed
7. Fenced Grass Yard



SITE PLAN

Lavinia Street

20 Lavinia Street Sunnybank

Internal 144m<sup>2</sup> | Alfresco & Porch 41m<sup>2</sup> | Carport 39m<sup>2</sup>



Gary Liu 0450 996 996

→ 642m<sup>2</sup> Land Size → 4 Bed  
 → 2 Car → 2 Bath

Total 224m<sup>2</sup>

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