

Sunnybank, 4 Pictum Place

Peaceful Dual-Living Retreat in the Heart of Sunnybank

Tucked away in a peaceful cul-de-sac, this beautifully updated lowset residence offers the ultimate in flexibility and family comfort. Comprising a spacious four-bedroom main home and a fully self-contained one-bedroom granny flat, this unique property is perfect for large families, multigenerational living, or savvy buyers seeking a dual-income opportunity.

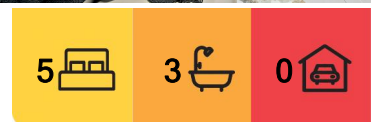
Top 5 Features at a Glance:

1. Tranquil cul-de-sac position near Market Square, schools, parks & shops.
2. Flexible layout: 4-bed/2-bath main house + 1-bed/1-bath granny flat.
3. Stylish, self-contained granny flat with kitchen, laundry & living space.
4. Freshly updated interiors with multiple living zones & sleek finishes.
5. In catchments for MacGregor State School & Sunnybank State High.

Set on a generous 771m² block in one of Sunnybank's most tightly held pockets, you're just moments from Market Square, Sunnybank Plaza, leading schools, and public



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/B31QF4R

Contact
Emily Xiong
0401 056 588
emilyxiong@ljhpp.com.au

LJ Hooker Property Partners
07 3344 0288

transport - yet you'll feel a world away in this quiet, leafy enclave.

From the outset, this solid brick home impresses with its peaceful street presence and well-maintained lawns. The main home's lowset layout delivers a warm, functional design with sunlit living and dining spaces, glossy floor tiles, and an updated palette that feels both modern and inviting. A combination of neutral tones, full-height windows, and split system air conditioning provides comfortable living all year round.

The heart of the home is the family-sized kitchen, boasting generous bench space, classic cabinetry, quality appliances, and views to the rear yard - perfect for keeping an eye on the kids while preparing meals.

Each of the four bedrooms in the main residence features built-in robes and ample natural light, serviced by two original yet tidy bathrooms - neat, functional and full of potential.

At the rear, you'll find the gem of the property: a stylish, self-contained granny flat that feels like a modern guest retreat. Complete with its own private entrance, a fresh contemporary bathroom, kitchenette with laundry, and generous bedroom with mirrored robes, this space offers total independence for guests, elderly family members, or tenants.

Outside, the large backyard provides endless opportunity for outdoor fun, veggie gardens or future landscaping enhancements. Already in place are water tanks, a storage shed, a tidy lawn and side access - great for additional parking or low-maintenance living.

Families will love the proximity to quality education options like MacGregor State School and Sunnybank State High School, while Griffith University is just minutes away. Market Square and Sunnybank Plaza are a short drive (or walk), delivering an endless selection of dining, retail, and lifestyle services. Bus stops, parks and playgrounds are also close by - ensuring this location truly ticks every box.

This is a rare and exciting chance to secure a versatile blue-chip property in a prime Sunnybank position. Whether you're upsizing, seeking a dual-living solution or investing in a high-growth locale, 4 Pictum Place has the space, flexibility and lifestyle to match.

Contact Emily Xiong today to arrange your inspection - homes in this cul-de-sac don't come along often!

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

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



LJ Hooker Property Partners
07 3344 0288

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.

More About this Property

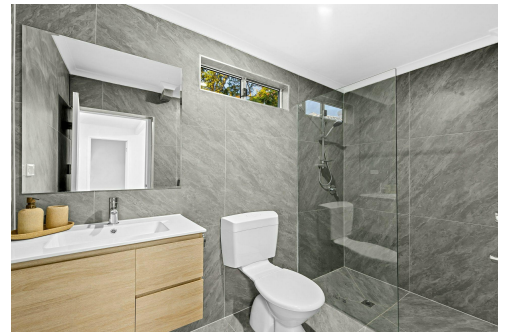
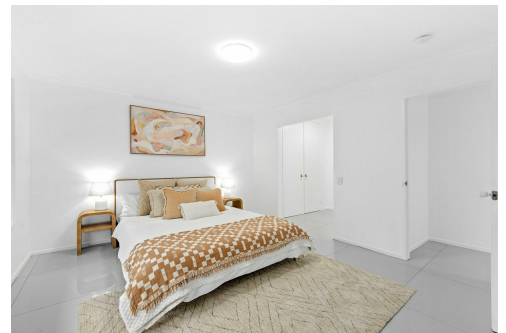
Property ID	B31QF4R
Property Type	House
Land Area	771 m2
Including	Air Conditioning Toilets (3) Dishwasher Built-in-Robes Water Tank

Emily Xiong 0401 056 588

Agent/Independent Contractor | emilyxiong@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



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.

LJ Hooker Property Partners
07 3344 0288

4 Pictum Place
Sunnybank

- 771m² Land Size
- 5 Bed
- 3 Bath
- Driveway Parking

Main Internal 160m²
Granny Flat Internal 40m²
Porch 9m²
Total 209m²



DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of FloorScape. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by FloorScape and is subject to strict copyright. No ownership is taken of building design. Find out more at floorscape.au



FLOOR PLAN

SITE PLAN LEGEND

1. Driveway Parking
2. Grass Yard
3. Entry Porch
4. Solar Hot Water
5. Garden Shed
6. Water Tank
7. Hills Hoist

