

## Sunnybank, 16/66 Station Road

SOLD BY JACKSON CHOW & DEBBIE CHOW

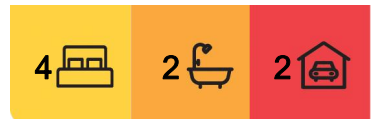
With a fashion-forward facade and brimming with contemporary features, this stunning 4-bedroom double-storey townhouse is a match for families looking for an upscale homelife, where comfort, elegance and conveniences are in equal measure.

### Highlights:

- Near new-build, less than 2 years young, with a stunning arbour'd entry deck into main living
- North-South facing with spacious side courtyard.
- 2.8m high ceilings on both levels & crime safe security doors
- Solar panel system, six ceiling fans and CCTV system
- Designer exterior looks with a timber/cladding facade, curved edges, glass framed balcony
- Hybrid timber floors in combined kitchen/living/dining, carpet in all 4 bedrooms & study



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**For Sale**  
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- Ducted AC, SMEG electric kitchen appliances, solar panels, double garage + visitor park
- Coveted end position within a small complex of just 20 residences

Dual access into this modern marvel is via Station Road by car, down a shared driveway to a lock-up double garage with an open-air guest park next door, and from Young Street for the walk-ins - through a secure front gate, past a stone courtyard and grassy side yard onto the north-facing arbour'd timber entry deck.

A wall of windows and sliding doors are all that separate the sun-kissed deck and adjacent lawns, and a fan-cooled combined kitchen/living/dining room with wide hybrid timber flooring underfoot.

Fan-cooled, this is a stunning social space where the designer kitchen takes centre-stage with its marble-topped island bench with waterfall, handle-free soft-close cabinetry, integrated double sink with gooseneck tap, the SMEG-fest of electric appliances including 2 wall-mounted ovens, an induction cooktop and concealed rangehood, and a slider to a massive walk-in pantry - home to the fridge too.

Behind the kitchen is a compact laundry, craftily concealed behind stylish cupboard doors, entry into a self-contained powder room, a slider to the double garage, and a dedicated coffee station under a floating staircase with solid timber treads and space-enhancing frameless glass balustrade.

Upstairs, the ceilings soar as high as below to 2.8m, but the durable flooring below is exchanged for soft carpet running from the open study at the top of the landing through 4 generous, fan-cooled bedrooms with ducted heating. Three of these have built-in robes, with one also boasting a private rear balcony, while the luxurious master has a walk-through robe into an ensuite and sliders onto its own glass framed balcony - almost 4m deep and overlooking the lovely front and side gardens.

Both the master ensuite and the family bathroom are exquisitely appointed with twin basins in floating vanity units and full-height tiling featuring a herringbone pattern in the shower enclosures.

From this stunning property, trips into town for work, study or play will be a breeze with the CBD only 20 minutes by car on the M3 or walk 7-minutes to the train station or 10 to hail a city-bound bus on Mains Road. All the food, fun and films on offer at Sunnybank Plaza and Market Square are only a 5-minute car trip, while 11 will get you to Westfield Mt Gravatt.

If you like your living top-end, this one's for you.

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 39 633 082 112 / 21 107 068 020



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## More About this Property

<b>Property ID</b>	B285F4R
<b>Property Type</b>	Townhouse
<b>Land Area</b>	193 m <sup>2</sup>
<b>Including</b>	Study Ducted Heating Toilets (3) Balcony Deck Outdoor Entertaining Built-in-Robes Remote Garage

### Jackson Chow 0435 998 468

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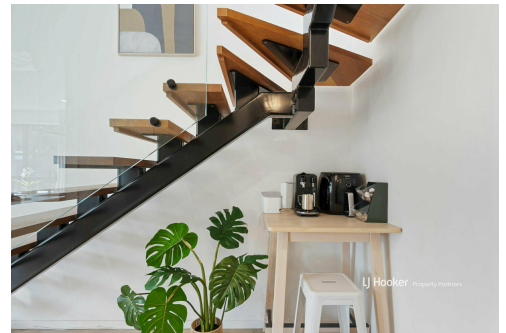
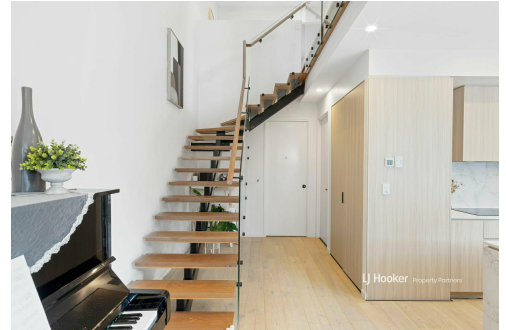
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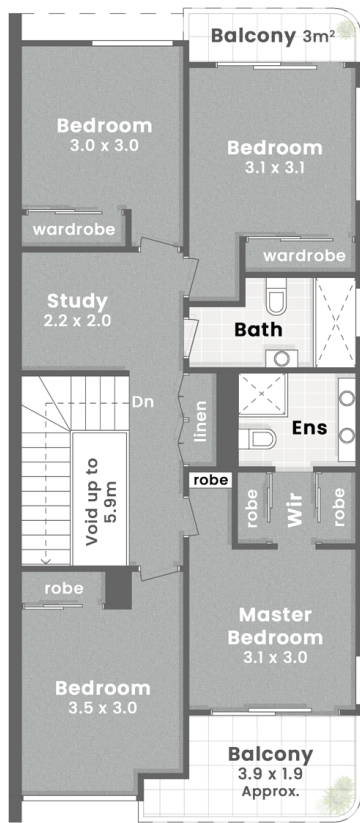
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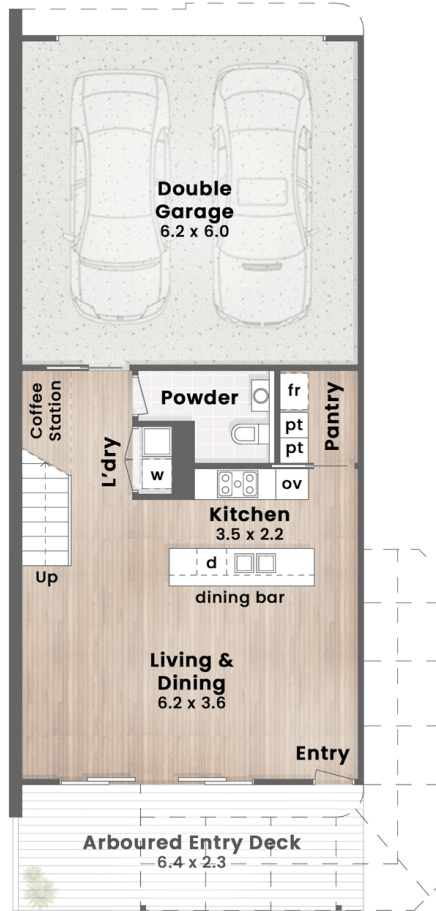


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::: FIRST FLOOR  
2.8m Ceiling



::: GROUND FLOOR  
2.8m Ceiling

**LEGEND**

- 1. Entry Gate | 2. Stone Courtyard
- 3. Arbour'd Entry Deck
- 4. Fenced Grass Yard | 5. PV Solar Panels
- 6. Visitor Parking | 7. Shared Driveway

DRIVEWAY ACCESS TO STATION ROAD



::: SITE PLAN

YOUNG STREET

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16/66 STATION ROAD  
**SUNNYBANK**

Internal 168m<sup>2</sup> | Balconies & Deck 25m<sup>2</sup> | Total 193m<sup>2</sup>

4 Bed + Study

2 Bath + Powder

2 Car

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