

**77 Troughton Road, Sunnybank, Qld 4109**



**House For Sale**

Monday, 1 July 2024

77 Troughton Road, Sunnybank, Qld 4109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 607 m2**

**Type: House**

## Auction

Nestled in the heart of Sunnybank, this charming lowset residence epitomises the perfect blend of modern comfort and suburban tranquillity. Boasting a classic queenslander design and thoughtful layout, and the benefit of a detached unit on the rear. This property offers a haven for families or those looking to nest or invest in one of Brisbane's most sought after suburbs. Upon entry, you'll be greeted by a spacious living area with soaring high ceilings, seamlessly flowing into a well-maintained kitchen equipped with quality appliances and ample storage space. The kitchen's practical design and functional finishes make it a pleasure to use, while the adjoining dining area provides the perfect setting for intimate gatherings or lively meals with loved ones. The property features three generously sized bedrooms and a bathroom for the whole family. Quality timber flooring throughout adds warmth and elegance, complemented by large windows that invite natural light to illuminate every corner of the home. For added convenience the property features split-system air-conditioning for the hot summer days. Retreating outside, discover a sprawling backyard oasis, ideal for alfresco dining, entertaining guests, or simply unwinding after a long day. With lush greenery and a peaceful ambiance, this outdoor space offers a sanctuary where you can escape the hustle and bustle of everyday life accompanied by a large dwelling in the back housing 4 rooms suitable for a potential granny flat or a home office. You'll Love... - Great Exposure For Home Business - Potential for Future Development (STCA) - Flat land with 18m of frontage - 2.7 Meters Height Ceiling - Separated Living & Dining Area - Split System Air-Conditioning - Separated Toilet & Bathroom - Security system - Rainwater tank - Addition Large Dwelling Easily Converts to Be Granny Flat Location Highlights... - New commercial complex across the road on Boundary Road - Walking distance to Sunnybank State School, Sunnybank State High School & St Thomas More College - 1min Walk to nearest bus stop - 3min Walk to Banoon train station - 20min Drive to Brisbane CBD - 30min Drive to Brisbane Airport - Short drive to Sunnybank Plaza, Market Square, Garden City Westfield Shopping Centre - Griffith University, QEII Hospital nearby Located in the sought-after suburb of Sunnybank, this property boasts convenient access to an array of amenities, including shopping centres, schools, parks, and public transportation options. Whether you're exploring the vibrant local culture or enjoying a leisurely stroll through nearby parks, there's something for everyone to enjoy in this thriving community. Our instructions are clear - this property must be SOLD! To ensure that you do not miss out on this opportunity, register your interest today. **DISCLAIMER:** All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.