

**5/40 Lang Street, Sunnybank Hills, QLD, 4109**

**Townhouse For Sale**

Tuesday, 17 September 2024



5/40 Lang Street, Sunnybank Hills, QLD, 4109

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**

## **This three-storey and five bedrooms townhouse will leave you in awe**

Introducing a masterpiece of contemporary living in this exquisite three-story townhome, nestled within a boutique complex. Impeccably designed and meticulously crafted, this residence combines modern features, intricate details, and luxurious amenities to redefine urban living.

This home exemplifies superior quality across every level. Begin your journey through the ground floor, where a lockable, remote-controlled two-car garage provides secure parking. Discover a versatile media room or additional living area, elegantly finished with plush carpeting and zoned ducted air conditioning throughout.

Ascend the stunning wooden staircases to the second floor, unveiling an expansive open-plan kitchen, living, and dining area. The kitchen is a culinary marvel featuring a stone bench, top-tier appliances, and a sleek gas cooktop. Step outside onto the paved patio, transforming your outdoor space into an entertainer's paradise.

On this level, one of the four generously sized bedrooms awaits, complete with built-in mirrored wardrobe, ideal for guests. The third floor embodies ultimate luxury with an extraordinarily spacious and high ceiling master bedroom with ensuite. Two additional bedrooms on this level offer charming balcony access, providing panoramic views of the serene surroundings.

This thoughtfully designed home also includes a separate ground floor laundry and ample storage space. With three sumptuous bathrooms and toilets in total, convenience is seamlessly integrated with luxury.

### **Luxurious Highlights:**

- Meticulously designed three-story townhome
- Ground floor media room/living area with plush carpeting
- Zoned ducted air conditioning throughout
- Expansive second-floor open-plan kitchen, living, and dining
- Captivating paved patio for outdoor entertaining
- Generously sized bedrooms with ensuites and built-in wardrobes
- Extravagantly spacious master bedroom with high ceiling and ensuite
- Separate ground floor laundry, remote-controlled two-car garage

### **Location Highlights:**

- 300m to Les Atkinson Park
- 650m to Sunnybank Train Station (10 mins walk)
- Close proximity to shopping centres: Shauna Downs, Pinelands Plaza, Jackson Road
- Easy access to Westfield Mt Gravatt and Sunnybank Plaza/Market Square
- Convenient transport links, schools, parks, medical centres, and Brisbane CBD (20 minute drive)

### **Education:**

Sunnybank State School, Runcorn State School, Sunnybank Hills State School, St Thomas More College within proximity

**Additional Features:**

- Quiet neighbourhood ambiance
- Low maintenance requirements for interior and common areas

This is a rare opportunity to acquire a prestigious residence that seamlessly blends luxury, comfort, and convenience. Don't miss your chance to experience the pinnacle of modern living. Contact Edeck Lo today for a private inspection- 0466 498 968.

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