

3/69 Stones Road, Sunnybank Hills, QLD, 4109



Villa For Sale

Monday, 23 September 2024

3/69 Stones Road, Sunnybank Hills, QLD, 4109

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa

Renovator's Delight - Classic Brick Lowset Villa with Cheap Body Corp Fees!

Looking for a renovator's delight in a prime location? This lowset brick villa is your chance to secure an incredible home or investment in the highly sought-after Sunnybank Hills area. Nestled within a peaceful gated community, this spacious villa boasts a rare combination of potential and convenience. With its open-plan layout, large neutral kitchen, and vast entertainment patio in a low-maintenance backyard, it's ready for your personal touch. Just moments from local shopping hubs, parks, public transport, and some of Brisbane's most buzz-worthy foodie scenes, this property is a rare gem with unbeatable low body corporate fees.

5 Reasons to Make This Your Next Home or Investment:

- Renovator's delight: A classic villa with boundless potential for future value.
- A rare opportunity for first-time buyers to secure a foothold in Sunnybank Hills.
- Located in a well-maintained gated community with ample visitor parking and some of the lowest body corporate fees around.
- Generous open-plan layout, large kitchen, and lovely entertainment patio in a fenced backyard - perfect for family living or hosting guests.
- Unbeatable location: minutes from local shops, parks, transport links, and Brisbane's popular dining precincts.

Sunnybank Hills is renowned for its family-friendly vibe, where convenience and lifestyle amenities are always within reach. This villa offers easy access to buses, trains, schools, parks, and shops - making it an ideal choice for those seeking a connected, community-oriented neighbourhood. In just a few minutes, you'll find yourself at Sunnybank's bustling shopping and dining precinct, with Westfield Mt Gravatt and Brisbane's CBD just a quick drive away.

- 290 m to bus 123 stop
- 600 m to Sunnybank Train Station
- 500 m to Les Atkinson Park
- 1 km to Sunnybank State School
- 1.6 km to Sunnybank State High School
- 1.5 km to Pinelands Plaza
- 1.6 km to Our Lady of Lourdes Primary School
- 2.5 km to Sunnybank Plaza
- 2.5 km to Market Square
- 5.7 km to Westfield Mt Gravatt
- 16 km to Brisbane CBD

Set within a private, gated community, this villa presents the perfect opportunity for first home buyers or investors. With abundant visitor parking and one of the lowest body corporate fees around, it's a smart and affordable entry into the market. The tidy brick exterior exudes classic charm, complemented by a detached single garage for secure parking. A quaint entry porch is set at the end of a manicured pathway, adding a welcoming touch to the front of the property.

Enter inside, and you'll be greeted by a spacious, open-plan lounge and dining area. This carpeted living space is both expansive and versatile, featuring ceiling fans to keep things comfortable and breezy. With plenty of space to relax or entertain, it's the perfect canvas for you to update to suit your personal style and transform it into your dream living zone.

The neutral-toned kitchen, while original, offers a functional layout with plenty of cabinetry and bench space for meal preparation. It's ready and waiting for home cooks to add their flair or redesign into a modern culinary hub.

Through the rear sliding doors, you'll find a sizeable entertainment patio, perfect for hosting weekend barbecues or alfresco dinners with friends. Overlooking a low maintenance fenced backyard, the space offers privacy and pedestrian access to Stones or Beenleigh Road, enhancing its versatility and appeal for outdoor living.

Two carpeted bedrooms provide ample space for a growing family or those looking for a home office and personal retreat. Both bedrooms feature ceiling fans and built-in robes, with the master enjoying an extra-large built-in and direct access to the two-way bathroom. This original bathroom is tidy and practical, offering a convenient shower-over-bath setup and a separate water closet.

This is your chance to own a classic villa brimming with potential in a thriving location. Whether you're a first-time buyer or seasoned investor, you'll be hard-pressed to find a better opportunity. Contact Benjamin Leong and Jonas Leong today to find out more and secure your spot at the auction.

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.

Inspired by Family Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
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