

**30 Mains Road, Sunnybank, Qld 4109**



**House For Sale**

Tuesday, 2 April 2024

30 Mains Road, Sunnybank, Qld 4109

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 736 m2**

**Type: House**



Gary Liu

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**\$1,280,000**

Bring your imagination along to the inspection because there are options galore to consider with this versatile offering at the Pinelands Plaza end of Sunnybank's prime thoroughfare. Highlights:- Substantial 736m<sup>2</sup> block with lucrative sub-division potential (STCA)- 5-star Sunnybank position: walk to city-bound buses, Pinelands Plaza, Runcorn State School - Existing hardiplank/brick highset with 3 generous bedrooms and light-filled living- Large upstairs balcony and loads of under-house storage- Massive level and lawned backyard with space for outdoor play and alfresco entertaining Plenty of charming original features are on show in the existing home - including gorgeous, polished timber floorboards. The first-floor layout is simple - three bedrooms, a fan-cooled kitchen sparkling with stainless steel appliances and shelving, an airy living room and dining area, plus a full bathroom. Below is a massive concrete floored storage zone - maybe for a car, gym gear, or a workshop - with handy drive-through access into the backyard. If you have your eye on land-banking this block for future development, you could rent out the current home as is for some extra income or move in yourself if required. Either way, the location will be a big plus for residents or renters, as well as future development collaborators! From this coveted address, it's a breezy 1-minute stroll to a city-bound bus stop on Mains Road, 5 to Runcorn State School (zoned) and Pinelands Plaza shops and eateries - or 12 will get you to Altandi train station for a traffic-free commute into town. This property is also zoned for Sunnybank State High School which is a 4-minute drive - pretty much the same distance to Market Square and Sunnybank Plaza. Don't let this rare chance to invest in the jewel of Brisbane's southside slip through your fingers. 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. The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 60 625 175 849 / 21 107 068 020