

**32 Callendar Street, Sunnybank Hills, Qld 4109**

**House For Sale**

Friday, 12 April 2024



32 Callendar Street, Sunnybank Hills, Qld 4109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 819 m2**

**Type: House**



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## Auction

Auction Location: On-Site When it comes to 32 Callendar Street, the choice is all yours whether you wish to move in and enjoy this property as your family home or investigate subdivision potential with council. The elongated and flat 819sqm lot presents endless future possibilities along with a wide 21.2m frontage on a tightly held family-friendly street in prized neighbourhood (STCA). Prime opportunity for the savvy buyer whether you're looking to bolster your investment portfolio, start a new renovation project or land bank for the future. Perfectly suited to a wide range of home styles and future projects (STCA), add value and reap the rewards. A fantastic combination of high growth location, great privacy, sizable flat land and affordability. Only moments from Pinelands Plaza and Shauna Downs shopping precincts, bustling shops, local parks, 20 minutes to Brisbane CBD, easy access to main roads and public transport links. On-site now is a solid double brick three bedroom, one-bathroom home with immediate steady rental income providing peace of mind while planning your next exciting project. There is also ample room to add a granny flat for a second income stream or plenty of private backyard for kids and pets to run around. Alternatively, you might choose to update the existing home to a contemporary haven you've always wanted. The layout is light-filled and functional with an open-plan kitchen, dining and living room spilling out to the covered rear verandah. There's split system air-conditioning and ceiling fans for added comfort along with electric hot water and a solar panel system to help keep down the electricity costs. Banoon and Sunnybank train stations are both conveniently located within easy reach and you're just moments from St Thomas More College, Sunnybank Hills State School and Sunnybank State High School. Sunnybank Plaza, Market Square and local parks are also just minutes from this must-see property. - Move in and enjoy, update, extend or investigate subdivision potential (STCA) - Long, flat and south-facing 819sqm lot with an impressive 21.2m frontage - Double-brick, three-bedroom, one-bathroom family home with a double carport - Open-plan living area with split system air-conditioning, tile floors and ceiling fans - Well-appointed and spacious kitchen with sweeping benchtops and ample storage - A covered outdoor entertaining area where you can host friends and family - A good-size front yard and backyard with a shed for extra storage - Electric hot water, a rainwater tank, solar panel system and window locks - Moments from Banoon and Sunnybank train stations and local parks - Great range of schools nearby including astute Sunnybank Hills State School & St Thomas Moore College - Moments from QEII Hospital and the university campus This home and location presents a fantastic opportunity to relocate or buy into an area that is being reinvigorated, many of the homes in this surrounding neighbourhood have been updated or rebuilt with premium quality designs which proves the genuine desire for this location. The obvious potential lies in developing, upgrading or rebuilding the site in some form in the future. Knock down, renovate, extend or simply land bank and enjoy the rent while climbing the property ladder. When you combine the convenience, with the space and potential on offer, you have a rare opportunity that should not be missed by any serious buyers. Secure your own piece of the southside envied by so many. Do not delay. Contact Owen Chen or Jacky Chu for more details and immediate inspection! \*Some photos are used for illustration purposes only \*Limited inspection times with tenanted property Disclaimer: 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. If the property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.