

**38 Samara Street, Sunnybank, Qld 4109**



**Sold House**

Monday, 4 March 2024

38 Samara Street, Sunnybank, Qld 4109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 703 m2**

**Type: House**



Conway Wellis  
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## Contact agent

Sunnybank has always caught the attention of many astute buyers from local investors, to international buyers all trying to get a hold of some good flat land with a home in close proximity to town - then do not miss out on this new to the market parcel. When the opportunity comes up to have a look, do not take your time, currently tenanted with a lease until August 2024. If you are going to move in and renovate, perhaps look to extend or rebuild, then the timeframe will allow you to get your ducks in a row and keep holding costs down in the meantime. The home is a standard large three bedroom home with separate bathroom and toilet. Solid wooden flooring throughout and an extra large lounge room with internal french doors to keep private from the kitchen and dining. An extra bathroom has been added to the rumpus area to the rear of the home and offers a teenage retreat for that young adult becoming more independent. Large enclosed patio area with clear corrugated sheeting to allow maximum light and keep out the weather. An external laundry has been added here to allow more space into the rumpus. Outside, the yard has some fencing to most sides, front brick and timber fence across the frontage of 19.5m. Investors, builders, renovators and developers we have here a great slice of 703m<sup>2</sup> block with plenty of potential to create a masterpiece. (STCA) Close to the parkway just a few meters from the door, non flood, solid brick home waiting. Location is very close to all amenities such as, Market Square Sunnybank, Sunnybank Plaza, MacGregor State School, Macgregor Netball, Sunnybank Dragons Rugby, Sunnybank Tennis, SunPac and more. At a glance: \* 3 Bedrooms \* 2 Bathrooms \* Separate Lounge \* Patio area \* Garden shed \* Brick and tile \* 703m<sup>2</sup> Block \* Currently tenant to August 2024 Get in touch with our staff to book your inspection today. Disclaimer: While every care is taken in the preparation of the information contained in this marketing, Earthgold Realty will not be held liable for any errors in typing or information. All information is considered correct at the time of display.