

38 Troughton Road, Sunnybank, Qld 4109

House For Sale

Wednesday, 29 May 2024



38 Troughton Road, Sunnybank, Qld 4109

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 809 m2

Type: House



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Auction

ONSITE AUCTION - SATURDAY 22TH JUNE @ 11:00AM Rare Golden Opportunity! Prime Location - Medium Density Zoning (STCA) • Option 1: Build granny flat and home office for your business • Option 2: Demolish the existing dwelling and subdivide into 2 lots (STCA) • Option 3: Townhouse Complex or Apartment Complex Development (STCA) Situated within close proximity of the coveted Market Square, Times Square, Sunnybank Plaza, Pinelands Plaza, Sunnypark Shopping Centre, Westfield Garden City and an array of local schools including Macgregor State Primary School, Sunnybank State High & Primary School, Saint Thomas More College, Griffith University's Nathan campus, essential services such as Queen Elizabeth II Jubilee Hospital, Sunnybank Private Hospital and transportation facilities including both Banoon & Coopers Plains train station, 38 Troughton Road, Sunnybank offers an unbeatable location with a plethora of potential ventures. Presenting a once-in-a-lifetime opportunity to reside amongst established and highly sought after property in the esteemed Sunnybank locality. The house can easily be removed to provide a blank canvas for those wanting to build their dream home OR would accommodate students if you're looking to invest OR allow entry level to the housing market for an owner looking OR allow for an astute investor to apply for a 16 apartments - 5 level apartment complex (Lapsed DA) or 6 townhouses (Current siteplan draft) for maxim uplift. Offering 3 exceptionally generous sized bedrooms with original polished hardwood timber flooring throughout, this low maintenance, low-set home is placed on a generous 809 sqm allotment measuring 20.1m x 40.2m - making this an ideal first home for couples, accommodation for a growing family with young children or lease out until you've got your plans underway. Set in a premier location of Sunnybank, that has the luxury of being within walking distance to all of the outstanding amenities of this area, blessed with accessible transportation (Banoon Train Station) or commute via both the Pacific and Gateway motorway, quality schools including St Thomas More College, Sunnybank State School and Sunnybank State High School as well as backing on to a tranquil residential street that has seen huge reformation; with many original houses being replaced by high-end homes - forever changing the landscape of this area. A short leisurely stroll will get you to either of the two local parks, one featuring the beautiful Maughan Park and the other at the Les Atkinson Park where you can partake in picnics, family fun or simply to walk the dog. Our instructions are clear - this property must be SOLD! To ensure that you do not miss out on this opportunity, register your interest today.