

44 Callendar Street, Sunnybank Hills, Qld 4109



House For Sale

Wednesday, 17 January 2024

44 Callendar Street, Sunnybank Hills, Qld 4109

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 997 m2

Type: House



ROXANNE LIU

0421825557

Auction

This classic home, built in the 60s, has endured over six decades, boasting a solid structure, unusually spacious living area, and an extra-large master bedroom. With a touch of tender loving care, a savvy investor can transform this unpolished gem into a true treasure. Sitting on an ideal south-facing 997m² block, this humble home on Callender Street offers the potential for subdivision into a separate lot with a Cromer Street address (subject to council approval). Note that the back of the block faces Cromer Street, which is currently incomplete. With a frontage of 15 meters and depths of approximately 65 meters on one side and 66.5 meters on the other, this 997m² land presents a unique opportunity for subdivision (front and back) while retaining the current home. View our illustration for the potential layout. This low-set house, clad in aluminum, boasts a solid foundation - ask for a copy of our building and pest report. Upon entrance, a spacious balcony area captures the quintessential Queenslander lifestyle of the 1960s. The living area is expansive, and the option to enclose a 4th bedroom still exists. Remove the aged carpet to reveal pristine hardwood timber underneath. The kitchen, open to the front balcony, features ample cupboards and a casual dining area. There are three large bedrooms; the master bedroom is extra-large with a built-in wardrobe and its own powder room. The 2nd and 3rd bedrooms are spacious enough for double or queen-sized beds along with a study desk. The bathroom includes a bathtub with a separate toilet. With some cosmetic updates, this space can be refreshed and modernized. The laundry is spacious and can easily be converted into a 2nd bathroom. The large backyard, with a fenced swimming pool, could be your retirement pension - it has the potential for subdivision into another block with a Cromer Street address, yet to be completed.

Property Features:- 997m² land with potential to subdivide into 2 lots while keeping the house (subject to council approval and Cromer Street completion)- 2 Street Access (future)- Ideal South-facing Aspect- 2 Air-Conditioners- Hardwood Timber Floor under Carpet- 2 Large Water Tanks Conveniently located near all amenities in the tranquil part of Sunnybank Hills. Walk to Banoon Train Station and various bus stops along Beenleigh Road. Major shopping centers (Pineland Plaza, Sunnybank Plaza, Gardens City, etc.) are close by, with a local shopping complex within walking distance. The original owner has moved to a retirement village. This property must be SOLD on the auction day if not prior! Building and Pest Report ready upon request.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, inquiries and searches with all relevant authorities. Photos used have been staged for the purpose of the sale. We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur.