

**54 Chauvin Street, Robertson, Qld 4109**



**House For Sale**

Friday, 3 November 2023

54 Chauvin Street, Robertson, Qld 4109

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 761 m2**

**Type: House**



John Heng

0430800208

## Auction

ACCELERATE INCOME POTENTIAL AND LAND BANK 761SQM IN ROBERTSON! Auction Onsite 18/11/2023 at 3:30pm For an investor or owner occupier, this property is an ideal match. Not only is it fully renovated inside, but this spacious lowset home also has a fantastic and very flexible layout that works both for either groups sharing or would suit a large family to live in comfortably. Sitting back on a 761sqm block, in a prime Robertson residential street, is another major benefit for long-term gain. The property has over 25m frontage and would be a future candidate for a luxury rebuild of a grand mansion which are highly sought-after in this prestigious neighbourhood. With land values continuing to rise, holding on to a level 761sqm here with decent frontage will be a solid winner in years to come. Another key feature is the proximity to amenity. Be that city express bus services on Mains Road, the local state primary school, Griffith University, Sunnybank Hospital, or the multiple large shopping, retail and dining precincts that can be explored in the pulsing quadrant of Sunnybank central. Additionally, the property is a mere 5 minutes' drive onto the Pacific Motorway and under 20 minutes into the city centre or South Bank.

House highlights include:

- Rendered exterior with updated roof and new carport added to frontage.
- Covered porch entrance into spacious hallway.
- Crisp white décor with modern tiled floor coverings, downlights, and new windows.
- Open plan layout has a generous dining area flowing to outdoors.
- Inviting and super comfy and very spacious tiled lounge room with views out to the garden and overlooking front yard. Offers plenty of ventilation and natural light.
- Stylish design kitchen featuring stone benches, gas cooktop and dishwasher and casual meals area opposite.
- Original master bedroom with walk-in robe and luxe bathroom.
- Traditional layout of three large bedrooms down one end of the home.
- Trendy bathroom with full height tiling, large bathtub and dual sinks to vanity.
- Massive second bedroom with a big walk-in robe facility, has access to a shower/vanity off laundry.
- Additional spare bedroom or home office / media room.
- Great storage cupboards and huge laundry area all tiled with back access.
- Wide side access both sides to rear gardens.

Quality rentals are popular and in short supply in this suburb, so you could expect a very healthy weekly rental return on this home, and next to no vacancy. For homeowners, the opportunity to live in a freshly renovated house with lots of luxuries and plenty of space in this great area, it simply won't be surpassed. Come along to inspect this weekend or call John Heng today on 0430 800 208 to arrange a private inspection.

Disclaimer: Due to QLD legislation which prohibits a seller or agent from providing a price guide for auction properties, a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.