

59 Maud Street, Sunnybank, Qld 4109



House For Sale

Tuesday, 30 April 2024

59 Maud Street, Sunnybank, Qld 4109

Bedrooms: 3

Bathrooms: 3

Parkings: 6

Area: 1012 m2

Type: House



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Auction

ON SITE AUCTION! 25 MAY 2024 @ 11:30 AM Positive Cash Cow With Many STCA Potentials! Conveniently positioned moments away from Pinelands Plaza, Altandi Station, main roads and nearby schools, this stunning fully fenced home occupies a sprawling 1012sqm rectangle shape of land and a wide frontage of 20.11 meters, allows an automatic subdivision plan approval for FAST track. This home offers 240 sqm of space in a solid brick dwelling, ideal for dual living, home business or a growing family. With promising rental returns and potential for future development, it's a versatile investment or spacious residence for a large family.

- Option 1: Build granny flat and home office for your business
- Option 2: Keeping the existing dwelling and subdivide with a rear lot (STCA)
- Option 3: Demolish the existing dwelling and subdivide into 2 lots (STCA)- Potential Rental incomes Approx. \$1,100 - \$1,400 weekly

On the upper level, the home reveals its smart layout, highlighted by a spacious open-plan living area where the kitchen and dining take centre stage. The renovated kitchen boasts stone benchtops, ample glossy white cabinetry, and built in oven and cooktop. A meticulously designed island bench graces the kitchen, serving not only as an additional space but also as a charming bar area ideal for savouring drinks or indulging in quick snacks. Hardwood flooring adds a touch of elegance to the generous lounge and dining space. Highlights include:

- Master Bedroom with modern Ensuite
- 2 additional Bedrooms with Built-In double Wardrobes and a centralised bathroom
- Combined Lounge & Dining with 6k Split System Air Conditioning

Enclosed front balcony with tinted windows for sunbathing and a back balcony overlooking huge green field. Descending to the lower level, you'll discover a generous rumpus area alongside a versatile office space adaptable to your preferences. Featuring a separate bathroom and laundry room, this area offers potential to host a growing family or generating extra rental income. Highlights of the downstairs area include:

- Multipurpose room with window air conditioning
- Huge separate living area that can be used for family gaming/entertainment theatre
- Centralized bathroom, separate toilet, and internal laundry
- Kitchenette with stove and oven
- Combined lounge and dining space
- Lock-up double garage with potential for conversion into another living area or study
- Outdoor entertainment and BBQ area with attached storage shed
- Newly Installed 315L Hot Water System
- 1500L Storm Water Tank

Retreating to the rear, you will be whisked off into your own private sanctuary - a large and verdant backyard accompanied by an undercover open-air patio area with plenty of space for another dwelling or swimming pool. With its prime location and promising prospects, this property epitomises the essence of coveted Sunnybank living. 59 Maud Street, Sunnybank offers a flawless balance of scale and convenience and will not last long.

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.