

95 Dixon Street, Sunnybank, Qld 4109



## House For Sale

Sunday, 12 November 2023

95 Dixon Street, Sunnybank, Qld 4109

Bedrooms: 6

Bathrooms: 6

Parkings: 4

Area: 307 m2

Type: House



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## Auction

Situated within minutes' drive of the coveted Sunnybank Plaza, Market Square, Sunny Park Shopping Centre, the Gateway Motorway as well as an array of transportation facilities (Sunnybank & Banoon Train Station) and local schools including Sunnybank State School, Sunnybank State High School & St. Thomas Moore College - 95 Dixon Street Sunnybank presents a once-in-a-lifetime opportunity for astute investors seeking to capitalize on the strong rental market in the ever popular Sunnybank locale. Property Features Include: • 6 x Bedrooms | Private Ensuite | Built In Robes | Block Out Curtains | Separate Electricity Meter • Combined Living & Dining Area • Solid Steel Framed Construction | Rendered Brick Exterior • Lounge Area | Split System Air Conditioning • 2 x Stylish Kitchen | Full Length Stone Breakfast Bar | Double Sink | Built In Cabinetry | Stainless Appliances | Water Filtration • Sliding Security Screen | Zoned Security Alarm System | CCTV Infrared Camera • Outdoor Patio Area | Aggregate Concrete Surrounds | Water Tank & Pump • 6.6Kw Solar Electric System • 7x Inverter Split System Air Conditioner • Low Maintenance & Secure Fenced Backyard • Secure Remote Double Lock Up Garage Investors Corner : • Upstairs (5 units with Ensuite) Approx. - \$1,500 weekly • Detached Studio Granny Flat / Unit 6 Approx. - \$550 weekly - Sunnybank Train Station to UQ / Southbank / Gold Coast - Starling Sky Wifi 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 or commute via both the Pacific and Gateway motorway, quality schools including Macgregor 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 Breton Street 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.