

**111 Dixon Street, Sunnybank, Qld 4109**



**House For Sale**

Tuesday, 25 June 2024

111 Dixon Street, Sunnybank, Qld 4109

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 7**

**Area: 1826 m2**

**Type: House**

## Auction

IN ROOM AUCTION AT THE BRISBANE 100 AUCTION EVENT! WHEN? SUNDAY 21 JULY 2024 | Doors Open at 10:00 AM WHERE? RIVERSHED, HOWARD SMITH WHARVES • Option 1: Build granny flat and home office for your business • Option 2: Keeping the existing dwelling and subdivide with a rear lot (DA approved) • Option 3: Demolish the existing dwelling and subdivide into 2 lots (DA approved) • Option 4: Subdivide into 3 Allotments with 2 x 500 sqm lots with street frontage and the back lot with 762 sqm (STCA) Located just a few minutes' drive from highly coveted amenities such as Sunnybank Plaza, Market Square, Sunny Park Shopping Centre, the Gateway Motorway, Altandi and Banoon Train Stations, as well as top-rated local schools including Sunnybank State School, Sunnybank State High School, and St. Thomas More College, 111 Dixon Street Sunnybank is sure to impress. This magnificent five-bedroom, two-bathroom low set home boasts a massive 1,826 sqm elevated allotment with charming street appeal in one of Sunnybank's most sought-after boulevards. Spread across 455SQ, it offers an array of indoor and outdoor living spaces that cater to the whole family. Upon arrival, you will be delighted by the home's modern designer facade, manicured lawns, and easily maintained gardens, complemented by soaring high ceilings. Generously proportioned and with an emphasis on functional living and peaceful seclusion, this home is perfect for your family. Inside, you will be greeted by quality hardwood timber flooring and stylish decor that will impress even the most astute buyer. The alluring open-plan design prioritises easy living with subtle separation, showcased by the vast open-plan living area at the heart of the home, with both kitchen and dining. The kitchen boasts a wealth of quality stone benches, stainless steel appliances, ample cabinetry, and a fully equipped gas cooktop, perfect for the resident chef. Built to an exceptional design standard with a level of finish that one would expect from a home of this magnitude, this home features five generously appointed bedrooms, all with built-in wardrobes, and a fantastic purpose-built study. The separate parent's retreat - the master bedroom - is well equipped with a modern ensuite, while all other bedrooms in the children's wing are serviced by a large centralized bathroom, perfect for added rest and relaxation. Other notable features include:- 2.7m High Ceiling- Built-In Computer Desk, Ironing Board & Walk-In Linen Closet - Feature Bi-Fold Doors to Covered Alfresco Area - Media/ Theater Room - Freeform Quartzon Solar Heated Pool (Eco Pump, Double Cartridge Filter System & Automatic Chemical Feeding System) - Landscaped Gardens with Water Irrigation System - 3M Ultra 600 Security Film & UV Windows - High Definition Audio/Video Intercom Entry - Compound Perimeter Fencing - Instant Gas Hot Water System - Zoned Ducted Daikin Reverse Cycle Air-Conditioning - Double Lock Up Car Garage - Double Electric & Sensor Gated Circular Driveway - 40,000L Underground Concrete Water Tank + 5,000L Water Tank - 2x Large Garden Sheds, 6x3m Greenhouse - Zoned Security Alarm System & Compound CCTV - Security Crimsafe Screens - 6.6KW Solar System - Ducted Vacumaid System - Uniquely Designed Yard with Tree House, Trampoline Area, Basketball & Netball Hoop Located in a prime position in Sunnybank, this home offers the luxury of being within walking distance to all the outstanding amenities of the area. It is also blessed with accessible transportation via both the Pacific and Gateway Motorway, and is close to quality schools including Macgregor State School and Sunnybank State High School. The property backs onto a tranquil residential street that has undergone significant redevelopment, with many original houses being replaced by high-end homes, forever changing the landscape of the area. Poised as the perfect family home, no expense has been spared to create a highly sought-after locale at 111 Dixon Street, Sunnybank. This home is ready for your family to move in and start creating lifelong memories. • Zoning: Low Density Residential • Local Government: Brisbane City • Dimension: Approx. 31.9m Frontage by 79.1m Length by 70.8m Length by 21.0m Rear Disclaimer: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.