

69 Everest St, Sunnybank, QLD 4109

Sold - 30/10/2021

House 6 2



## SOLD BY THE PETER FLORENTZOS TEAM

Smack bang in the heart of bustling Sunnybank sits this double-storey home that's laden with immense potential. On an enormous 827sqm, it has subdivision potential (STCA) and actually houses two homes in one with a self-contained granny flat downstairs! A quick walk from everything this well-developed neighbourhood has to offer, this is a phenomenal investment or home for savvy buyers.

**Open for Inspection**

By Appointment.

In a nook that's surrounded by parks, well-connected bus routes, exceptional schools, and some of the best Asian cuisine in Brisbane, this property is all about leading a thriving lifestyle. Ideal for families, couples, students, or professionals, it is a magnet for quality tenants and offers occupants easy living no matter their needs. Not convinced? Check out the array of amenities that are a short walk or quick drive away.

- 190m to Sunnybank State School
- 270m to Breton Street Park
- 400m to St Thomas More College
- 400m to bus stop
- 500m to Banoon Train Station
- 850m to Guardian Childcare and Education
- 1.3km to Sunnybank High
- 1.9km to Market Square or Sunnybank Plaza
- 2.3km to QEII Jubilee Hospital
- 4km to Griffith University's Nathan Campus
- 5.4km to Westfield Garden City
- 14.9km to Brisbane CBD

A blank canvas ready for you to transform into something spectacular, this solid brick and timber home is surrounded by sprawling yard that's yearning for your landscaping vision. Along with side access to the huge backyard, there's a driveway leading to a double carport.

The abundant potential continues downstairs where a granny flat with easy-care lino flooring presents a fully functioning kitchenette, open-plan living area, bathroom, shared laundry and three carpeted bedrooms (two with wardrobes). A great home for elderly relatives, adult children, or tenants for additional income, all it needs is a bit of elbow grease to give it some shine.

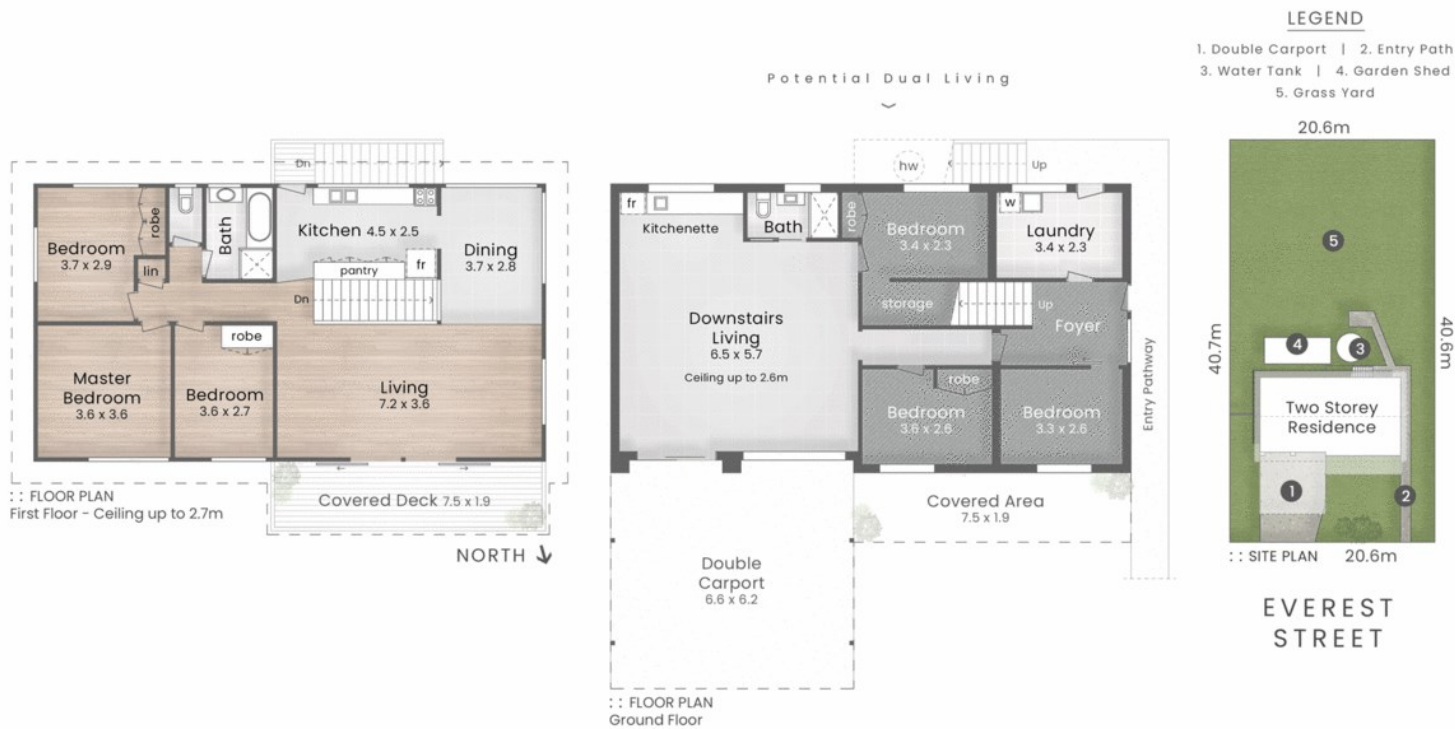
### Listed By

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Floorplan



69 Everest Street SUNNYBANK

LJ Hooker

Sunnybank Hills

827m<sup>2</sup>

6 Bed

2 Bath

2 Car + Off-Street

Ground Floor 110m<sup>2</sup> | First Floor 106m<sup>2</sup> | Covered External 30m<sup>2</sup> | Carport 41m<sup>2</sup> | Total 287m<sup>2</sup> or 31 Squares

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plans for purpose

Listing Number: 3202494

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