


9 Greenleaf St, Sunnybank Hills, QLD 4109

Sold - 13/11/2021

House 3  2 



## SOLD BY THE ALEX FAN TEAM

Auction Location: Onsite and Online via Auction Now.

This solid brick home is a rare find! Bursting with potential and situated within a coveted nook with ultimate convenience to family necessities and lifestyle benefits, it is a phenomenal opportunity. Easy walking distance to city-bound buses, parks, childcare, primary school, and shops, it's perfect for young families or investors seeking long-term tenants. Retro and rustic, it's ready for an update and yet has a timeless charm about it that is sure to please.

Effortless living is possible here, thanks to the array of amenities that are within easy reach. In a family-friendly neighbourhood with leafy streets and a thriving local community, this home offers the perfect location for raising little ones and leading an idyllic family lifestyle.

- 110m to city-bound buses
- 130m to Bendell Park
- 450m to Sunny Hills Child Care and Education Centre
- 700m to Sunnybank Hills State School
- 850m to Pinelands Plaza

Surrounded by established shrubs and bushy trees, this classic brick abode with southerly aspect is in need of a new family to cherish it. Along with a double carport, there is plenty of parking available on the long driveway as well as handy side access to the massive backyard. Plus, with a generous 557sqm of land, there's the chance for you to extend, install a pool or create an outdoor retreat.

The interior is in a fair condition with some great features you can build on and refine. Included is a carpeted lounge and separate carpeted dining room, both offering ample space for comfortable entertaining or family relaxation.

A timber-floored meals room is also available for more casual gatherings which boasts a generous in-built brekky table that overlooks the big kitchen with ample cabinetry and bench space. Ready for a revamp, it is a highly practical space which could be transformed into something stylish and suave, with the trendy timber floors ready to go.

Sliding doors flow out onto a cozy deck for intimate leisure which has views of the immense backyard. Stepping down a set of stairs, you'll find serious amounts of

### Listed By

Peter Crowther  
Phone: (07) 3344 0288  
Mobile: 0411 866 008



### Open for Inspection

By Appointment.



Gazebo 8m<sup>2</sup>

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