



LJ Hooker Property Partners



## Acacia Ridge, 9 Foote Street

SOLD BY GARY LIU, ZORA LIU & ALAN GU

Strolling distance to local takeaway shops, a brilliant playground/oval and the local state school, this substantial corner block property offers a modern dual-living solution to buyers with specific needs of their own to meet, as well as savvy investors looking for ways to get more bang for their buck!

### Highlights:

- Plenty of potential: Low-Medium Density Residential Zoning (LMR2) and ready for you to either build three to four units or subdivide
- 2 separate residences with individual gates, entry doors, kitchens and hot water systems
- The ultimate set-up for providing privacy and/or independence for both owners/residents
- Extensive interior renovations with addition of hybrid timber floors, chic kitchens, A/C units
- Extra features: key-free password door lock systems, new handles, high ceilings



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**  
Please Call

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- Newly waterproofed backyard shed - repurpose as workshop, extra studio, storage room

The generous three-bedroom layout of this duplex is utterly versatile, with one end playing host to a kitchen, bedroom and bathroom, and the other side boasting a kitchen, two bedrooms and a bathroom.

The two kitchens might be considered the stars of the renovation works undertaken here, with both sporting very different but equally stylish feature tile splashbacks, all-electric modern appliances, and elegant gooseneck tapware.

Others may favour the swish look of the newly tiled and fitted bathrooms, the hard-wearing hybrid timber flooring, or maybe the 4 new climate controlling A/C units and 3 ceiling fans! The updates are many, and together they create a comfortable and calming living environment throughout both the residences.

The block itself is fully fenced for security and privacy, with mow-an-go lawns the only landscaping to contend with, and 2 gates to service each house.

Whoever lives in or rents out these two well-presented timber-clad lowsets will benefit from a terrific location that puts you less than 15 minutes on foot to Acacia Ridge State School and all the open space, footy ovals, and themed playground equipment at popular Mortimer Rd Park, and much less than that to a couple of local eateries. By car, it's a short 3-minute drive for the weekly grocery run at Acacia Ridge Shopping Centre, 7 to the local TAFE Campus and 11 to Sunnybank State High.

If a double delight is what you seek, this pair of updated duplexes will be well worth the visit.

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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# More About this Property

Property ID	B26DF4R
Property Type	House
House Size	129 m <sup>2</sup>
Land Area	685 m <sup>2</sup>
Including	Study Air Conditioning Toilets (2) Courtyard Dishwasher Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Water Tank

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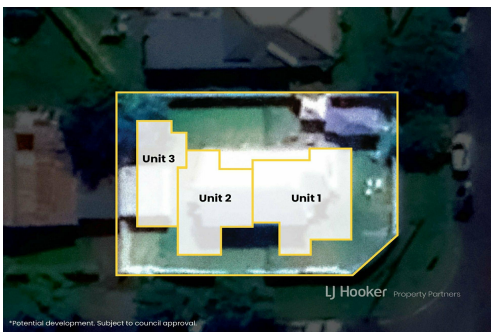
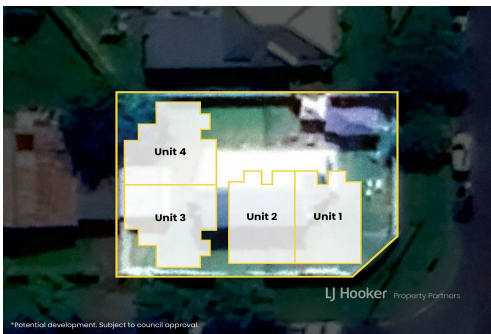
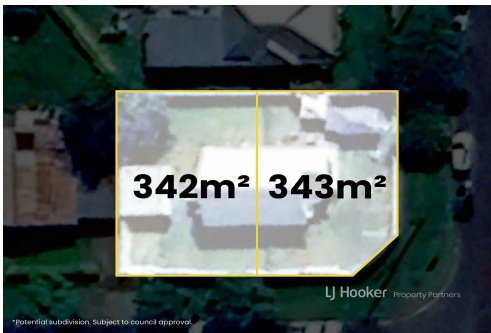
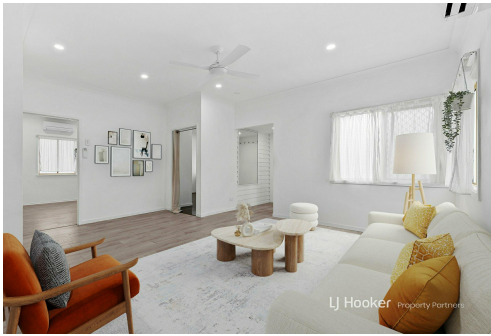
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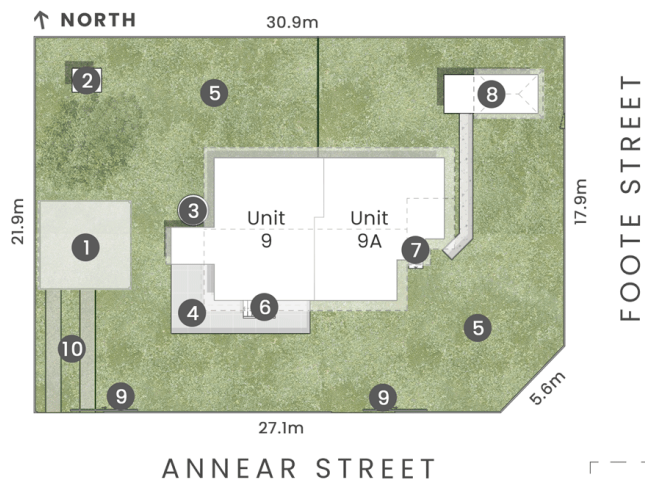
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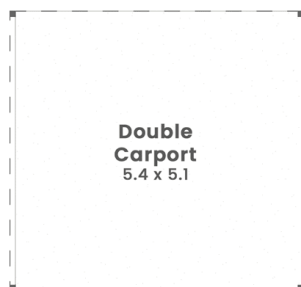


#### SITE PLAN LEGEND

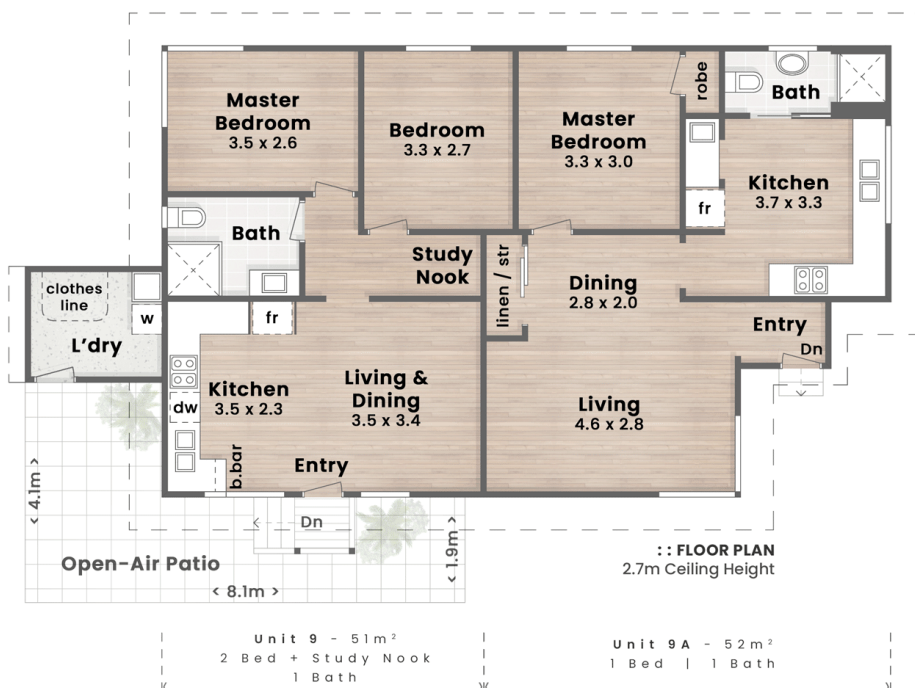
1. Double Carport
2. Garden Shed (1.5 x 1.2)
3. Water Tank
4. Open-Air Patio
5. Fenced Yard
6. Unit 9 Entry
7. Unit 9A Entry
8. Workshop
9. Secure Gates
10. Secure Driveway Parking



:: WORKSHED  
(Not Actual Location)



:: DOUBLE CARPORT



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9 Foote Street  
**ACACIA RIDGE**

Internal 108m<sup>2</sup> | Open-Air Patio 21m<sup>2</sup> | **Total 129m<sup>2</sup>**

685m<sup>2</sup>

3 Bed + Study Nook

2 Bath + Powder

2 Car + Secure Off-Street

Double Carport & Workshed 42m<sup>2</sup>

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