



## Beenleigh, 35 Sunnyview Street

VERSATILE TWO-LEVEL LAYOUT IN PRIME BEENLEIGH LOCATION!

\*Send enquiry for a copy of the building & pest report\*

This highset residence on a spacious block in the heart of Beenleigh is the ultimate opportunity for large families, dual living arrangements or savvy investors. With two functional levels featuring their own separate entries, driveways & living spaces, this home offers the rare kind of versatility you've been searching for!

Here's what you'll love:

Upstairs

\* 3 generous bedrooms - all with refreshed carpet & plenty of cupboards for added comfort & storage

\* Master bedroom with air conditioning & double stand-alone wardrobes - your own



**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**  
Offers Over \$749,000

**View**  
[ljhooker.com.au/1WR6GRF](http://ljhooker.com.au/1WR6GRF)

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**LJ Hooker Beenleigh**  
**(07) 3807 7900**

## peaceful retreat

- \* Light-filled open plan lounge/dining area - flows seamlessly into a charming sunroom to enjoy your morning coffee or use as an office space
- \* Wood-look hybrid flooring in high traffic areas - style meets practicality
- \* Updated bathroom with bath/shower combo - separate toilet for extra convenience
- \* Kitchen with ample storage, gas cooktop & dishwasher - cook up a storm with ease
- \* Freshly painted interiors - move right in

## Downstairs

- \* Separate entry with private driveway - complete separation from upstairs living
- \* Carpeted lounge/dining area with 2 built-in display cabinets - adds charm & character to the space
- \* 2 carpeted rooms currently utilised as bedrooms, both with double cupboards - comfort for all
- \* Bathroom with shower over bath & separate toilet - added functionality for busy households
- \* Generous gas kitchen with ample cupboard space - convenience meets functionality
- \* Shared laundry with external access - everything in place for independent living
- \* Front downstairs porch - another quiet nook to enjoy the outdoors

## Outside Features

- \* Huge updated rear deck - perfect for weekend BBQs, gatherings or simply relaxing in the sunshine
- \* Fully usable fenced backyard - great for pets, play or potential improvements
- \* Side access + 2 garden sheds - plenty of storage for tools & toys
- \* Large front shed - perfect for extra storage or workshop needs
- \* Tiered front yard with established gardens & trees - a warm & welcoming first impression every time

## Additional Highlights

- \* Upstairs currently tenanted until July - providing immediate rental income for investors
- \* Electric hot water systems upstairs & downstairs
- \* True dual living potential with completely separate access points
- \* Ideal for extended families, investors or those looking to generate rental income

## Location, Location, Location!

Perfectly positioned halfway between Brisbane & the Gold Coast, with unbeatable access to the M1, Logan Motorway & Beenleigh's express train services. Close to a range of quality schools including Beenleigh State High, Trinity College & St Joseph's, as well as parks, sporting clubs & local shops - convenience at your doorstep!

This one truly has it all - whether you're looking to nest or invest, 35 Sunnyview St ticks all the boxes. Opportunities like this don't come around often, so don't delay... add the next open home to your calendar before it's SOLD!

\*\*Please note: Downstairs is not legal height but is utilised as dual living



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## More About this Property

<b>Property ID</b>	1WR6GRF
<b>Property Type</b>	House
<b>Land Area</b>	625 m2
<b>Including</b>	Study Air Conditioning Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

**Trina Wilson 0427 188 500**

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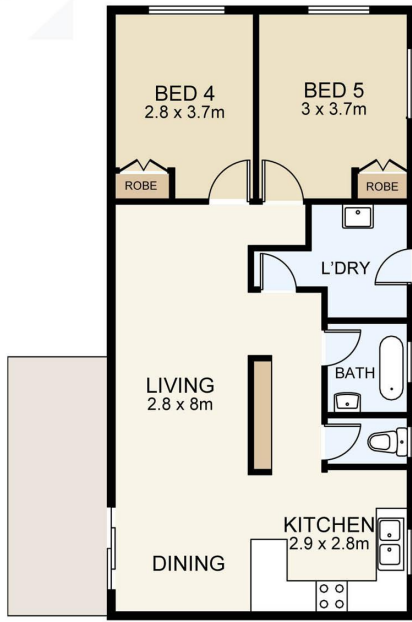
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LOWER LEVEL



UPPER LEVEL

35 SUNNYVIEW STREET

0m 1m 2m 3m 4m 5m SCALE UNIT IS IN METRES

INTERNAL : 154m<sup>2</sup>  
EXTERNAL : 35 m<sup>2</sup>

All measurements are approximate and for illustration purposes only.  
It should not be considered 100% accurate. Interested parties should  
rely on their own enquiries.