

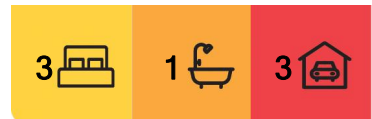
## Brighton, 7 Sunwell Street

Spectacular Opportunity on Sunwell - Renovate, Knock-Down or Develop!

Whether you're looking for your next renovation project, to build your dream home, or explore subdivision potential (STCA), this exciting property offers so many possibilities!

Perfectly positioned on a quiet leafy street within just minutes of extensive parkland and the beautiful Brighton foreshore, this generous 797m2 block features a wide 24.7m frontage and is an exceptional opportunity to secure a large block of land in this popular bayside location.

The existing three-bedroom, one-bathroom post-war timber home is a serious renovator's project and will require substantial work, however, for those with vision and the right tools, the high ceilings, hardwood timber floors, large windows, and French doors offer a character-rich foundation worth bringing back to life.



**For Sale**  
Under Contract

**View**  
[ljhooker.com.au/3A0HF1R](http://ljhooker.com.au/3A0HF1R)

**Contact**  
**Joshua Waters**  
0417 800 991  
[jwaters@ljhooker.com.au](mailto:jwaters@ljhooker.com.au)



**LJ Hooker Aspley | Chermide**  
**(07) 3263 6022**

**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.

Inside, the home features a spacious and light-filled floorplan, a contemporary kitchen and bathroom, open-plan lounge and dining, three well-proportioned bedrooms and a large rear deck overlooking an expansive backyard. There is plenty of car accommodation including a double carport and detached garage/shed.

Ideally located on one of Brighton's most sought-after yet tightly held streets, this very special property is surrounded by numerous other homes currently undergoing significant transformations indicating strong value being injected into the immediate area. The property has exceptional convenience to every service and amenity you could need with schools, parks, shops, cafes and public transport options all close by.

Opportunities like this are rare and never last long - make your move quickly to avoid disappointment!

## More About this Property

<b>Property ID</b>	3A0HF1R
<b>Property Type</b>	House
<b>Land Area</b>	797 m2

**Joshua Waters 0417 800 991**  
Business Owner, Sales Consultant and Registered Valuer |  
jwaters@ljhooker.com.au

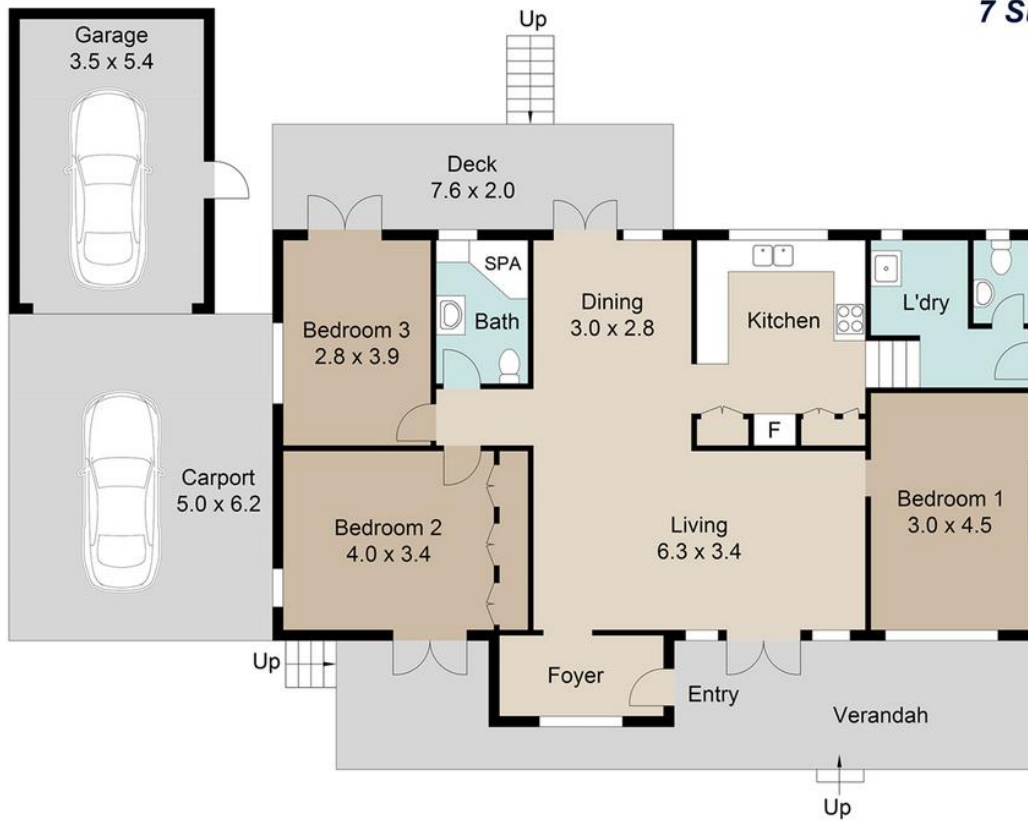
**LJ Hooker Aspley | Chermside (07) 3263 6022**  
1359 Gympie Road, ASPLEY QLD 4034  
aspley.ljhooker.com.au | aspley@ljhooker.com.au



**LJ Hooker Aspley | Chermside**  
**(07) 3263 6022**

**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.

7 Sunwell Street



**Internal 110 m<sup>2</sup> | External 65 m<sup>2</sup> | Total 175 m<sup>2</sup>**

*Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.*