







11 Marla Street, Robertson

Prime Robertson Location with Opportunities Galore!

Take your place on the starting block with confidence because the race to land this sweet piece of real estate in the heart of highly prized Robertson will be competitive - and for good reason! This block of land is a lucrative opportunity and is currently home to a double-storey brick residence with a multipurpose room below and up to four bedrooms upstairs. A generous, level block, it is the perfect site for your future new home or investment or an opportunity to bring the whole family together!

Highlights:

- Generous 645 sqm block of land, offering a phenomenal opportunity for investment, knock-down and rebuild or multigenerational living!
- Current double-storey brick residence in great condition and including multipurpose room downstairs with full kitchen, lounge/dining and bathroom
- Stunning lounge leading onto front balcony, kitchen/dining, up to four bedrooms and shared bathroom
- Polished timber floors throughout upper-level living/dining/sleeping areas plus raked ceilings
- Premium location in highly prized Robertson, only a three-minute

5 3 4

FOR SALE
For Sale

VIEW
By Appointment

AGENTS
Alex Fan
0451 106 888
alexfan@ljhpp.com.au

AGENCY
LJ Hooker Property Partners
07 3344 0288

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.

drive onto the M3 into town

Move-in ready, just as she is, the home at 11 Marla offers a versatile dual living floorplan.

While many original features still sing sweetly, like the sumptuous timber floors through the second-level lounge and bedrooms, there's room to improve with internal cosmetic updates like retiling the bathrooms - of which there are three in all. The upstairs kitchen is well-equipped to cater to a full house, with quality electric appliances and loads of storage and prep space.

Downstairs there's a massive, air-conditioned master bedroom complete with charming parquetry floors as well as a walk-in robe and huge ensuite. There's also an expansive entertainment patio with an outdoor kitchenette featuring a barbecue, and a terrace for stargazing.

This is a sizable block with loads of potential for a keen gardener or the person drawing up plans for an extension (STCA).

Roberston has long been a sought-after southside suburb because of its proximity to the M3 and speedy trips into town by car or bus, as well as its convenience to lively retail, entertaining and dining hubs like Sunnybank Plaza, Market Square, and Westfield Mt Gravatt.

Year on year, new houses are being constructed along Robertson's leafy streets, attracting quality buyers and families looking for a stake in a neighbourhood with strong capital growth potential and all the essentials close at hand.

From this address, you can easily walk to city-bound buses along Mains Road or Nissan Arena, and it's only a short drive to Robertson State School (three minutes), MacGregor State High and Griffith Uni (four), QEII Hospital (five), Sunnybank Plaza (six), ALDI (seven), Westfield Mt Gravatt (eight) and only three minutes onto the M3.

Make this your home straight away or rent it out while you plan its exciting future!

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must rely on their own enquiries. Images and/or descriptions may have been digitally enhanced or altered for marketing purposes and may not accurately represent the current condition of the property.

Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 74 512 885 661 / 21 107 068 020

MORE DETAILS

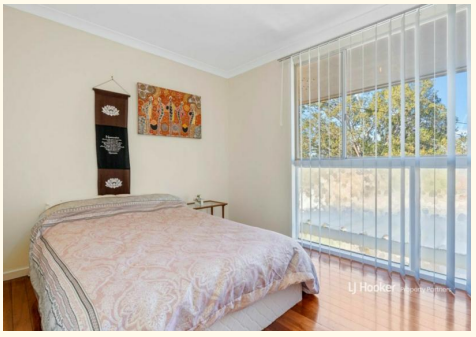
Property ID	B258F4R
Property Type	House
Land Area	645 m2
Including	Air Conditioning
	Balcony
	Dishwasher
	Built-in-Robes
	Remote Garage
	Water Tank











Alex Fan 0451 106 888
Agent/Independent Contractor | alexfan@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288
25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au

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.