



12 Chicago Street, Robertson

6 4 2

## The Ultimate Trifecta: Lifestyle, Income, and Infinite Potential

Imagine a property that doesn't just house your family, but actively builds your future through a rare combination of lifestyle, income, and infinite potential. Nestled in the prestigious heart of Robertson, 12 Chicago Street represents a multi-generational sanctuary and a high-yield land-banking opportunity rolled into one.

### Highlights:

- Rare 837m<sup>2</sup> "splitter block" with potential for two separate lots (STCA).
- Substantial six-bedroom main residence plus a fully self-contained granny flat.
- Multiple living areas, rumpus with bar, in-ground swimming pool, and spacious pool deck.
- Within the Robertson State School catchment and walking distance to Market Square, Sunnybank Plaza, and public transport.
- Ultimate versatility with immediate rental returns, land banking, or complete redevelopment in a high-growth suburb.

The promise of this address begins with its unbeatable walkability, situated within the elite Robertson State School catchment and mere minutes on foot from the vibrant cultural and retail hubs of Sunnybank

### FOR SALE

For Sale

### VIEW

By Appointment

### AGENTS

Alex Fan  
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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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Plaza and Market Square, as well as Sunnybank State High and Sunnybank Private Hospital. Whether you are commuting the 13km to the Brisbane CBD or enjoying local delicacies, everything is within effortless reach.

Designed for both connection and privacy, the primary residence is a substantial two-storey family home that masterfully balances communal spaces with private retreats. The ground floor serves as an entertainer's dream, featuring multiple living areas and a dedicated rumpus room with a built-in bar that flows toward the outdoor entertaining spaces. Weekends are best spent lounging by the sparkling in-ground swimming pool, surrounded by a fully fenced, private garden and deck.

The upper level of the main residence is a dedicated sanctuary for rest and privacy, headlined by a master suite that offers a true parents' retreat. This spacious master bedroom features a private ensuite, a walk-in robe, and its own personal balcony for quiet morning coffee. Three additional bedrooms on this floor are equipped with built-in robes, providing ample storage for the whole family, while two of these rooms share access to a wide front veranda.

On the ground floor, a versatile fifth bedroom is tucked away at the rear of the home near the rumpus room. This quiet, secluded space is perfectly positioned to function as a professional home office, guest suite, or a teenager's retreat, ensuring the layout adapts to your specific lifestyle needs.

Adding a significant edge to this holding is the dual-living style layout, which includes a fully self-contained granny flat ideal for multi-generational luxury or generating passive rental income. This flexibility ensures that the home grows with your needs, providing separate living, kitchen, and bathroom facilities for extended family or tenants.

While the home offers an incredible lifestyle today, the expansive 837m<sup>2</sup> block holds the key to tomorrow's wealth. This rare "splitter block" offers prime subdivision potential, with the capacity to be divided into two separate lots of approximately 418m<sup>2</sup> and 419m<sup>2</sup>, subject to council approval. In such a high-growth suburb, this asset provides unparalleled flexibility for immediate rental returns, strategic land banking, or complete redevelopment.

Contact Alex Fan today to discover the possibilities waiting at 12 Chicago Street.

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Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker  
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## MORE DETAILS

Property ID B4RSF4R  
Property Type House  
Land Area 837 m2  
Including Ensuite  
Air Conditioning  
Pool  
Courtyard  
Balcony  
Deck  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced

**Alex Fan 0451 106 888**

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12 Chicago Street **ROBERTSON**

6 | 4 | 2 | 384m<sup>2</sup> | 837m<sup>2</sup>

**LJ Hooker** Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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**LJ Hooker**