

31 Chauvin Street, Robertson

## Blue-Chip Robertson Home Ready for Family Living

Set on a prized corner block in the heart of Robertson, this solid brick residence is immediately ready to enjoy. With a flexible two-storey layout, generous level lawns and unbeatable access to Sunnybank's key amenities, it's the perfect address for growing families.

### Top 5 Features at a Glance

- Extra living area downstairs for versatile family use.
- Blue-chip 566m<sup>2</sup> corner block with future flexibility.
- Energy-saving water tank plus split-system air conditioning.
- Prime Robertson position, minutes to city bus and shops.
- Comfortable move-in ready home, ideal for a new family.

With its commanding position and enduring solid brick construction, this residence combines everyday comfort with long-term confidence. Families will appreciate the move-in ready presentation, spacious interiors and exceptional convenience that comes with such a central location.

The ground floor is anchored by a wide double garage with internal access, accompanied by a laundry and downstairs bathroom for day-to-day practicality. A large multipurpose living room extends from here, ideal as a rumpus, teenager's retreat or home office.

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

### AGENTS

Alex Fan  
0451 106 888  
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### AGENCY

LJ Hooker Property Partners  
07 3344 0288



Upstairs, the main living areas are light-filled and inviting. A generous lounge and dining space flows into the central kitchen, which offers ample cabinetry, bench space and quality appliances. An adjoining sunroom framed by vintage glass provides an additional zone for relaxing, studying or play, while split-system air conditioning keeps the spaces comfortable throughout the seasons.

The three bedrooms and study are well proportioned and serviced by a family bathroom with both separate shower and bathtub. Neutral finishes throughout make the home easy to style and enjoy straight away, while still leaving scope to update in the future if desired.

Outdoors, expansive level lawns surround the home, offering secure space for children and pets or the potential to create landscaped gardens. A water tank adds to the home's practicality, and the solid brick construction ensures peace of mind for years to come.

The location is a standout. Within minutes you'll reach Market Square, Sunnybank Plaza, Griffith University, Sunnybank Private Hospital and QEII. Local schools, Westfield Garden City and convenient city bus routes are all equally close, cementing this as one of Robertson's most central and connected addresses.

For buyers seeking a home that's ready to be enjoyed from day one, with all the benefits of a blue-chip location, this property is an outstanding find. Move straight in, settle the family, and embrace the Robertson lifestyle.

Auction day is fast approaching - contact Alex Fan to arrange your inspection.

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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	B3H7F4R
Property Type	House
Land Area	566 m2
Including	Air Conditioning Courtyard Dishwasher Built-in-Robes Secure Parking Fully Fenced Water Tank

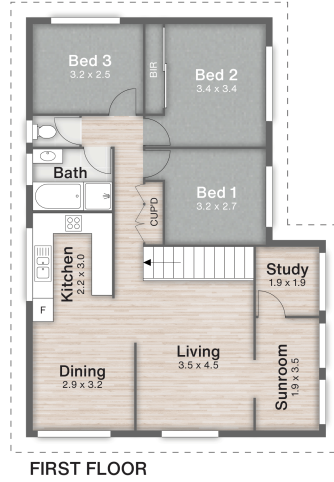
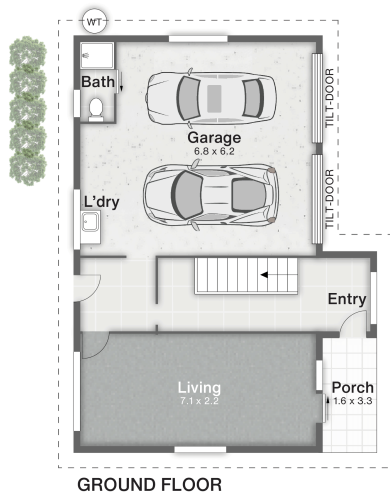
**Alex Fan 0451 106 888**

Agent/Independent Contractor | alexfan@ljhpp.com.au

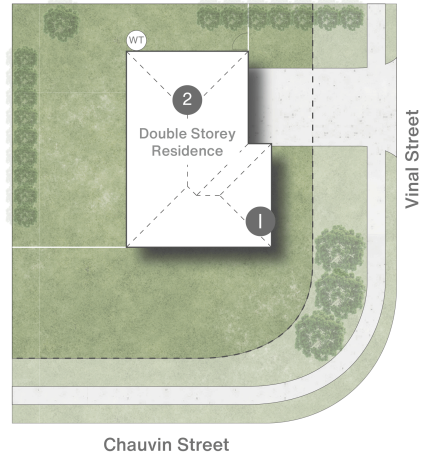
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- 1 Porch
- 2 Garage



31 Chauvin Street **ROBERTSON**

3 Beds | 2 Baths | 2 Car Spaces | 179m<sup>2</sup> | 566m<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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