



35 Estoril Street, Robertson

## The Perfect Robertson Family Package

Auction Location: Onsite & Online via Realtair

Warm, welcoming and wonderfully ready to enjoy, this beautifully renovated family home delivers generous living in one of Robertson's most sought-after positions. Set on a flat 613m<sup>2</sup> square parcel of land just 80m from Robertson State School, it offers everyday convenience, comfort and lifestyle in one perfectly presented package.

Features at a Glance:

1. Flat 613m<sup>2</sup> property in top locale, only a short walk to Robertson State School.
2. Modern renovations, 5 bedrooms & tonnes of room for family living.
3. Glass pool fencing brings a stylish, open look with family-friendly peace of mind.
4. 20-panel solar system supports a smarter, more energy-efficient lifestyle.
5. Window alarm system + mobile-access security system for added confidence.

Set behind a classic brick facade and red tile roof, this single-level

5 2 2

### AUCTION

Sat 27th Jun @ 11:30AM

### VIEW

Tue 23rd Jun @ 5:00PM - 5:30PM

### 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.

LJ Hooker

quintessential Queensland home is solid, timeless and instantly inviting. Inside, fresh white interiors, large-format tiles, soft carpeted bedrooms and excellent natural light create a bright and easy-living atmosphere for families of all ages.

The floorplan is practical and spacious, with a generous lounge and open-plan living area upon entry. The beautifully renovated kitchen sits proudly at the heart of the home, featuring gloss white cabinetry, sleek black stone benchtops, a large island counter with waterfall edges, feature pendant lighting, and quality appliances. This is a stylish and functional space for everyday meals, through to refined weekend entertaining.

Sliding doors open directly to the patio and pool area, making it simple to move from morning coffee to afternoon swims and alfresco entertaining. Outdoors, the covered patio flows to the sparkling inground pool, framed by elegant glass fencing for a clean, connected poolside setting. With flat lawn, a shed, double garage and fully fenced surrounds, the home is designed for relaxed weekends, easy supervision and plenty of room for family life.

Accommodation includes five plush bedrooms, with the master featuring a walk-in robe and ensuite. Both bathrooms have been renovated with crisp modern tiling, black tapware, stone-top vanities, a bathtub and separate shower in the main bathroom, and a walk-in shower in the ensuite. With 4 split-system air-conditioning units and 4 ceiling fans, comfort is well covered throughout the seasons.

The location is hard to beat. Walk to Robertson Preschool at the end of the street and Robertson State School around the corner, with QEII Hospital, Griffith University, sporting facilities, Market Square, Sunnybank Plaza, cinemas, Sunnybank Private Hospital, Chemist Warehouse, Woolworths and everyday dining all just minutes away.

A beautifully presented family classic in a truly blue-chip Robertson setting - this is the move-in ready lifestyle families have been waiting for. Contact Alex Fan today for more information or make your move at auction.

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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 B4UEF4R  
Property Type House  
Land Area 613 m2  
Including Ensuite  
Air Conditioning  
Alarm  
Pool  
Courtyard  
Dishwasher  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels

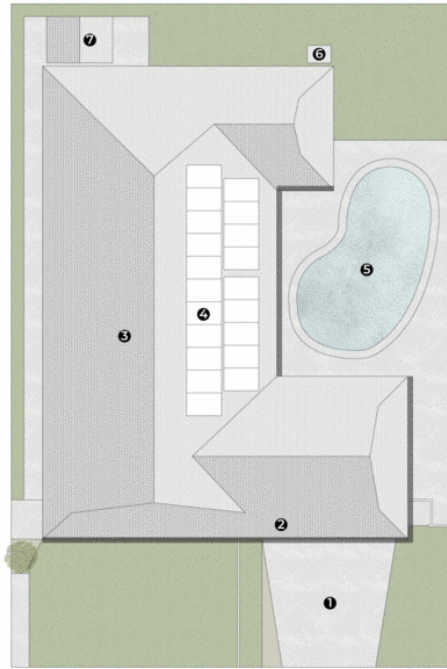
**Alex Fan 0451 106 888**

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1. Driveway
2. Porch
3. Residence
4. Solar Panels
5. Pool
6. Pool Pump
7. Shed

5 2 2 225sqm 613sqm



Scale in meters. Indicative only. Dimensions are approximate.  
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