

Robertson, 41 Estoril Street

SOLD BY ALEX FAN

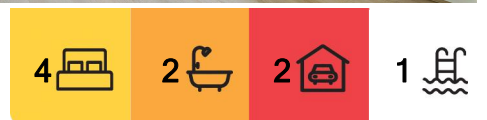
Positioned in the heart of sought-after Robertson, this immaculate brick double-storey home presents a rare combination of class, style, and versatility. With phenomenal dual-living potential and a prime location just metres from Robertson State School, this property offers the ultimate lifestyle for growing families, savvy investors, and entertainers alike. Boasting an expansive layout, pristine interiors, and a sprawling backyard complete with a relaxing pool, this residence is truly a wonder of modern living.

Summary of Highlights:

- Exceptional Robertson location: Walk to Robertson State School, Griffith Uni, Market Square, and more.
- Dual-living potential: Stylish self-contained downstairs granny flat with kitchenette, living area, master bedroom, and ensuite.
- Spacious upstairs living: Open plan living area, rich timber floors, sunroom/home office,



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For Sale
Please Call

View
ljhooker.com.au/B2RHF4R

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

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07 3344 0288

and modern kitchen with unique built-in display cabinet and dishwasher.

- Entertainment-ready outdoors: Massive deck, large patio, fenced yard, and refreshing pool.

- Sustainability features: Solar panels, solar hot water, water tank, and low-maintenance yard.

Nestled in one of south Brisbane's most prestigious suburbs, this property's location offers unparalleled convenience. Robertson State School is literally at your doorstep, making morning drop-offs a breeze. Just a short stroll away, you'll find Griffith University, Alcheringa Place Park, childcare centres, QE II Jubilee Hospital, and the culinary haven of Market Square. Whether you're indulging in retail therapy at Westfield Mt Gravatt or exploring the vibrant offerings of Sunnybank Plaza, everything is within easy reach.

- 13 m to Robertson State School
- 1.1 km to Griffith University, Nathan Campus
- 1.2 km to Alcheringa Place Park
- 1.3 km to QE II Jubilee Hospital
- 1.6 km to Goodstart Early Learning Coopers Plains
- 1.7 km to Sunnybank Plaza
- 1.8 km to Market Square
- 2.8 km to Sunnybank State High School
- 2.9 km to Westfield Mt Gravatt

Set near the end of a secluded cul-de-sac, this solid brick double-storey home enjoys easy access to the primary school as it sits just moments from the rear entry of Robertson State School. Surrounded by manicured lawns and gardens, it offers a long driveway and an oversized double garage with abundant storage space. A peaceful front porch invites you to relax and take in the serene streetscape, providing the perfect spot to unwind with a morning coffee or evening drink.

Upon embarking on a tour of the interior, you'll find a self-contained granny flat on the ground floor, featuring sleek, cool-toned timber flooring, sparkling downlights, and a painted brick feature wall. This versatile space includes a spacious open-plan lounge and dining area, a modern kitchenette with a gas stove, and a carpeted master bedroom with air conditioning, ceiling fan, walk-in robe, and private ensuite. Sliding doors lead out to a large patio, perfect for alfresco entertaining.

This is a remarkable addition to this sprawling and versatile layout, allowing you to host a multigenerational household, accrue additional rental income or simply create a home business or games room with guest bedroom.

Ascend the elegant timber spiral staircase to the main living area, where rich timber floors and a sunlit, air-conditioned lounge and dining space await your private soirees or family gatherings. A lengthy sunroom adjacent to this space offers an ideal home office or relaxation nook.

The chic modern kitchen sits amongst the action, offering a high dining bar for casual meals and socialising. Featuring an array of cabinetry, a unique built-in display cabinet, quality electric appliances, and a dishwasher, it's the ultimate space for effortless cooking and entertaining.



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Sliding doors at the rear open onto a sprawling timber deck, perfect for hosting guests while enjoying the cool breezes and lush surroundings. Below, the generous patio overlooks the fenced backyard, where a sparkling pool awaits endless summertime fun, while the vast lawn provides ample space for children and pets to play.

Back upstairs, you'll find three carpeted bedrooms, all featuring ceiling fans and built-in robes, with one also boasting air conditioning. These rooms share a stylish bathroom adorned with chic timber cabinetry, a bathtub, shower, and floor-to-ceiling tiles, plus a separate water closet for added convenience.

Additional Features:

- Solar panels and solar hot water for energy efficiency
- Water tank for sustainable living
- Garden shed for extra storage

This classic and stylish dual-living residence offers everything you need for a life of comfort, convenience, and luxury. Don't miss the chance to make this sprawling Robertson home yours.

Contact Alex Fan today to arrange an inspection or learn more about this rare gem!

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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



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More About this Property

| | |
|----------------------|---|
| Property ID | B2RHF4R |
| Property Type | House |
| Land Area | 613 m2 |
| Including | Ensuite Study Air Conditioning Toilets (3) Pool Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels Water Tank Solar Hot Water |

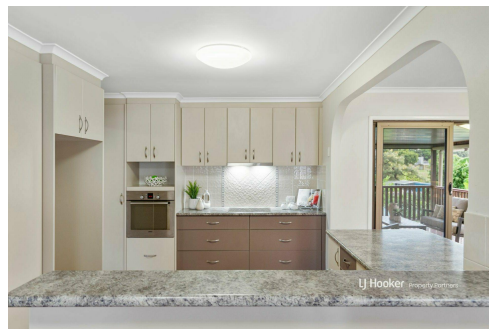
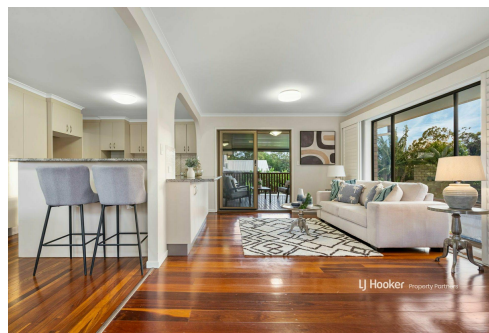
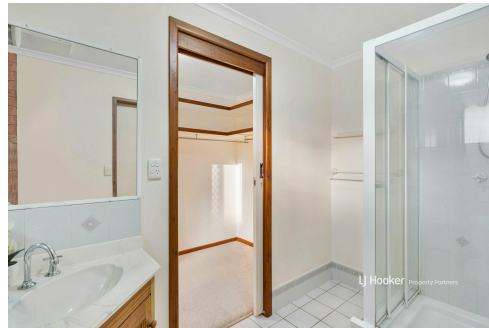
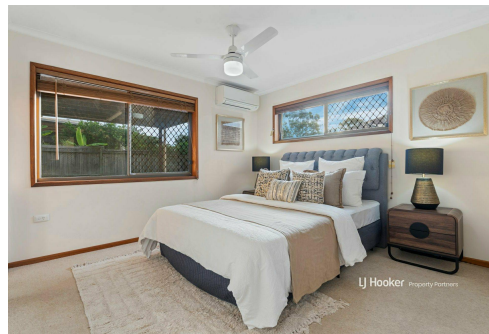
Alex Fan 0451 106 888

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



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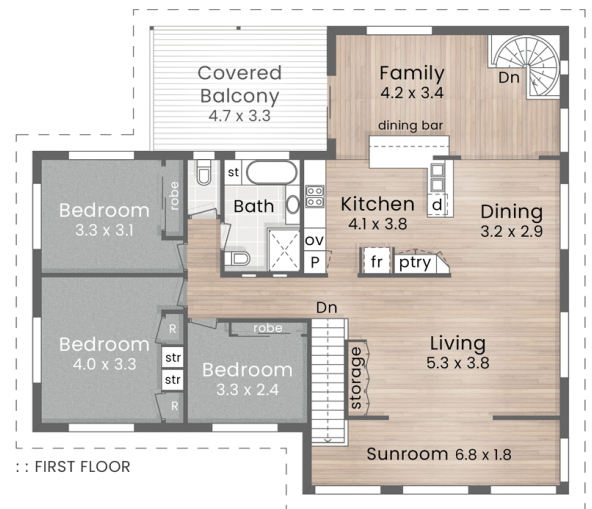
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:: FLOOR PLAN & SITE PLAN

19.7m

ESTORIL STREET



:: FIRST FLOOR

41 Estoril Street ROBERTSON

613m²

4 Bed + Sunroom

2 Bath

2 Car + Off-Street

Internal 284m² | Patios & Balcony 42m² | Total 326m²
Pavilion 20m²

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