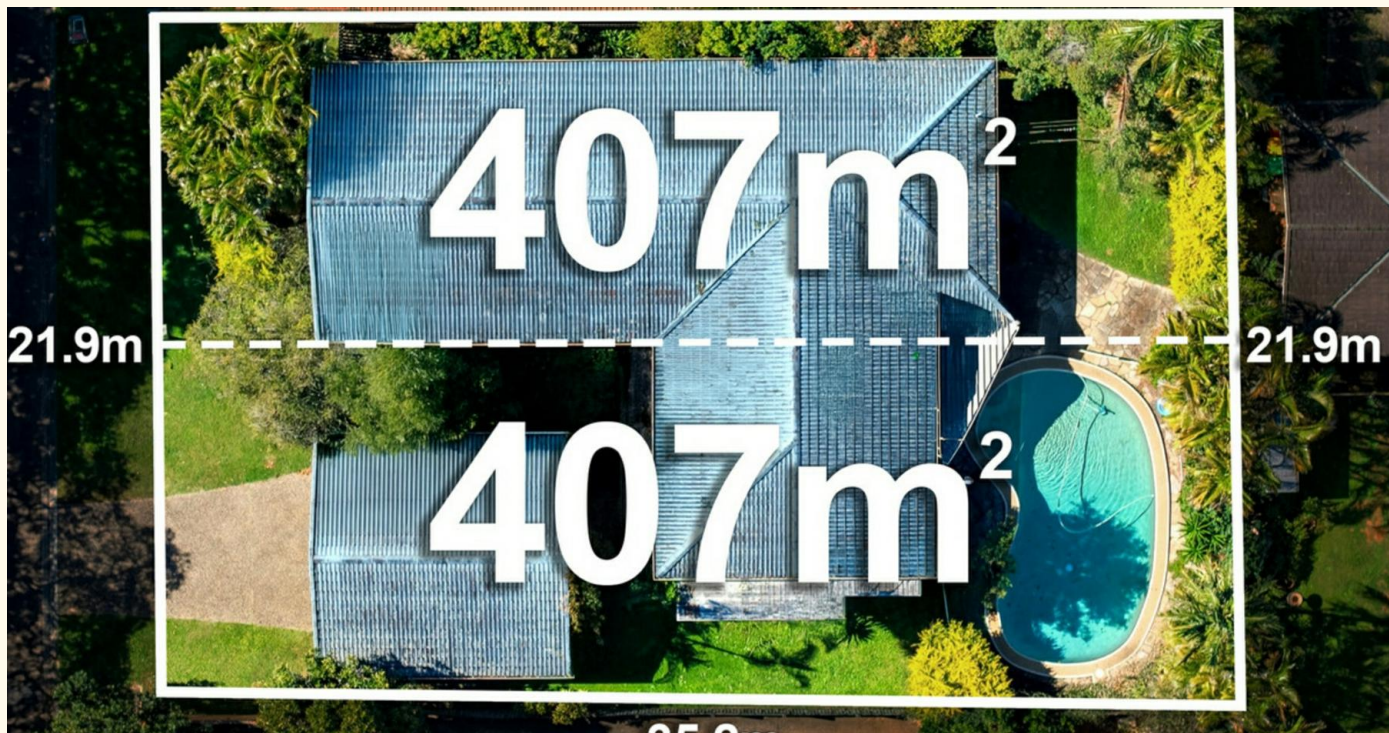




6 Sandrew Street, Robertson

Big family home in dream location + development potential (STCA)

Nestled along a tree-lined cul-de-sac, strolling distance to Sunnybank Plaza and city-bound buses, this spacious 4-bedroom residence boasts a 5-star position in Robertson's highly prized heartland. As is, she's move-in ready and primed for poolside parties, or you could explore the many possibilities - including a rebuild or sub-division (STCA) - attached to such a substantial, design-friendly site.

Highlights:

- 814m² block: flat, north facing, and with an expansive 21.9m frontage
- Scope to rebuild & realise your forever home or investigate sub-division options (STCA)
- Big rumpus/games room, lounge, & combined kitchen/dining - all with timber-lined ceilings
- 4 carpeted beds, master ensuite + a main bathroom (shower & tub) - both full height-tiled
- Palm-fringed pool beside a big alfresco entertaining area with a 3rd bathroom at one end

The size and proportions of this block make it tempting to consider

4 3 2

FOR SALE

For Sale

VIEW

Sat 3rd Oct @ 2:00PM - 2:30PM

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.



what could be created here if you started over; equally, there's scope for those with bigger visions to explore the site's sub-division potential (STCA). All that said, if your sights are simply focused on securing a holding in this exclusive neighbourhood and beginning a wonderful new family chapter, you won't find a more welcoming abode.

Light-filled and free-flowing, the home's multiple living areas comprise a carpeted lounge with AC and exposed brick walls, a huge rumpus (perfect as a billiards/pool room), and an open-plan kitchen/dining hub. Timber-lined ceilings grace all 3 social spaces, and the kitchen is well-equipped with electric appliances and abundant storage, including a second pantry in the adjacent laundry.

Clustered in a wing of their own, the 4 bedrooms are cosily carpeted with ceiling fans and BIRs; the master with double the closet capacity, AC and a private ensuite (shower). The second bathroom is also full height tiled, adding a tub to the mix and positioning the toilet next door for convenience.

A large undercover alfresco entertaining patio provides a perfect vantage point across crazy stone paving to a fabulous inground pool, play-friendly lawn and lush gardens. It's easy to imagine spending lazy summer days feasting with friends while the kids splash about, and having a third bathroom (shower and toilet) accessible off the patio ensures wet footprints stay outdoors!

A freestanding double garage safely houses your wheels, but your feet can get you most places with ease. In 15-minutes at most you can walk to Sunnybank Plaza, Market Square, and Robertson State School, along with buses heading to town, Westfield Mt Gravatt and Griffith Uni/Nathan Campus.

Whatever lies ahead for this exceptional property - the future looks very bright!

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	B52AF4R
Property Type	House
Land Area	814 m2
Including	Air Conditioning
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Water Tank

Alex Fan 0451 106 888

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

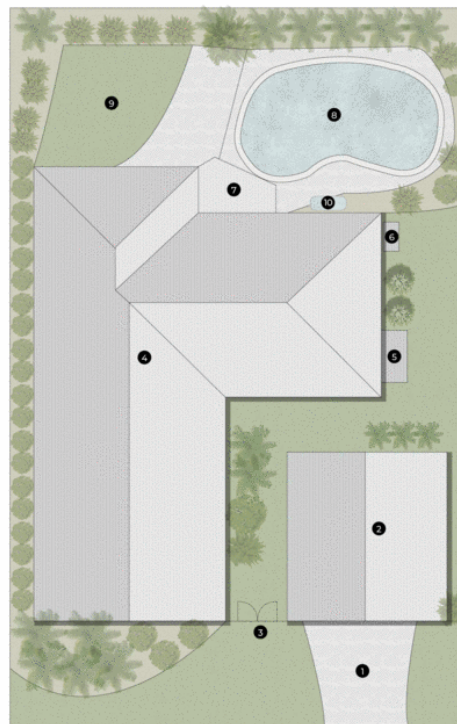
LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





Floor Plan



Site Plan

1. Driveway
2. Double Garage
3. Entry Gate
4. Residence
5. Shed
6. Pool Shed
7. Patio
8. Swimming Pool
9. Backyard
10. Water Tank

4 3 2 260sqm 814sqm

Scale in meters. Indicative only. Dimensions are approximate.

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.