



82 Davrod Street, Robertson

## Subdivide or Reside: 6 Bedrooms, 6 Bathrooms, Infinite Comfort

Discover a home that welcomes you with its commanding presence and immense footprint, featuring a generous 20.4-metre frontage that offers significant potential to subdivide into two lots, subject to council approval. Whether you are seeking a multi-generational sanctuary, an immediate high-yield investment, or a strategic long-term development, this residence delivers an exceptional foundation for your ambitions.

### Highlights:

- Massive 874m<sup>2</sup> allotment with impressive 20.4m frontage and subdivision potential (STCA)
- Up: Five bedrooms, each with private ensuite and walk-in robes
- Newly updated upstairs with sleek hardwood floors, LED downlights, bathrooms and kitchen
- Down: Full kitchen, dining room with bar, living room, spacious laundry room + guest bedroom and bathroom (individual entrance)
- Out: Expansive double-storey voided alfresco with outdoor kitchen + 18-panel solar system, and water tanks
- Prime position near parks, coveted schools, quality healthcare,

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**FOR SALE**  
Under Contract

**VIEW**  
By Appointment

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**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**

and reliable transport

Designed for those who view entertaining as an art form, the ground floor offers a dramatic and seamless flow between its indoor and outdoor zones. Featuring ample cabinetry, gas cooking, dishwasher, and a breakfast bar, the kitchen overlooks a spacious dining room with a dedicated bar. Beyond, sliding doors from the living area flows to a dramatic double void alfresco well-appointed with an outdoor kitchen.

Head upstairs to a level refreshed with sleek hardwood floors, and LED downlights. Each of the five bedrooms on this level features its own private ensuite, providing a hotel-like experience for every family member. This floor is further enhanced by a secondary kitchen and an oversized living zone that opens to a front balcony with leafy vistas, great for relaxed morning coffees or quiet evening wind-downs.

Adding a significant competitive edge is the property's genuine dual-living capability. The ground floor features a versatile one-bedroom self-contained unit with its own private entrance, ideal for multi-generational luxury or generating passive rental income. This flexibility ensures the home adapts to your specific needs - whether you choose to live in one part and rent the other, or accommodate a large extended family with total independence.

The lifestyle convenience offered by this address is truly second to none, placing your family at the centre of Robertson's most desirable amenities. A gentle three-minute stroll brings you to the gates of the prestigious, top-performing Robertson State School, ensuring your mornings are effortless and stress-free. For professionals and students, the location is a dream for connectivity, with express buses just a short walk away whisking you directly to the Brisbane CBD, UQ, and QUT.

Beyond the daily commute, you are mere moments from the vibrant cultural and retail hubs of Sunnybank, including Market Square and Sunnybank Plaza, as well as quality healthcare at QEII and Sunnybank Private hospitals, ensuring every necessity and luxury is within easy reach.

- \*Please note that some photos feature virtual furniture and staging for illustrative purposes.

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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 AGXAF4R  
Property Type House  
Land Area 874 m2  
Including Air Conditioning  
Courtyard  
Balcony  
Dishwasher  
Built-in-Robes  
Fully Fenced  
Solar Panels

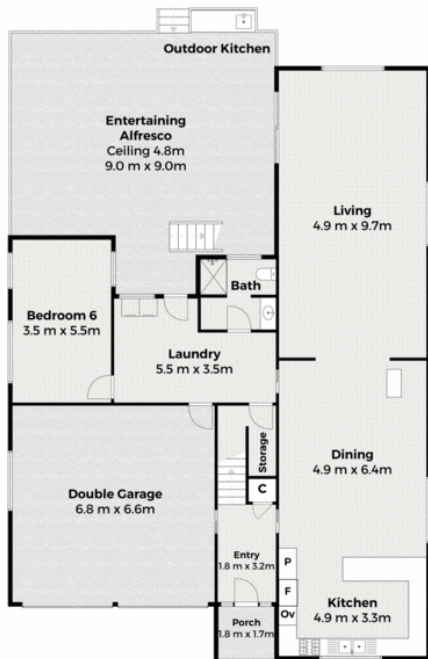
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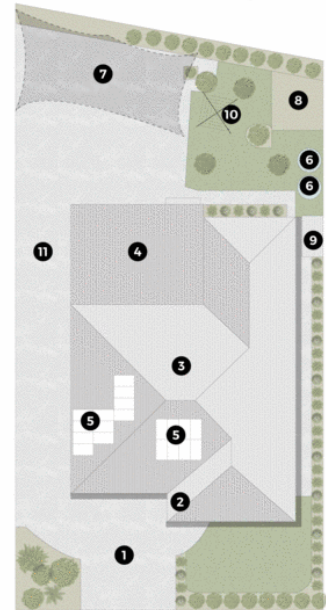


Ground Floor



First Floor

1. Driveway
2. Porch
3. Residence
4. Entertaining Alfresco
5. Solar Panels
6. Water
7. 4 Car Carport
8. Garden Bed
9. Shed
10. Clothesline
11. Side Access Driveway



6 6 6 489sqm 874sqm



Scale in meters. Indicative only. Dimensions are approximate.  
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