

82 Davrod Street, Robertson

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

Auction Location: Onsite and online via Realtair

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 874m2 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

6 🏠 6 🚿 6 🚗

AUCTION

Sat 13th Jun @ 3:30PM

VIEW

Sat 30th May @ 10:00AM - 10:30AM

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**

- + 18-panel solar system, and water tanks
- Prime position near parks, coveted schools, quality healthcare, 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.

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 solely rely on their own enquiries.

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

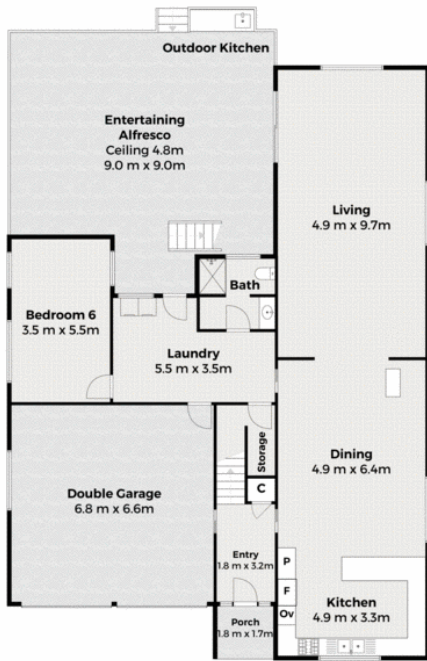
Alex Fan 0451 106 888

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

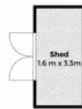
LJ Hooker Property Partners 07 3344 0288

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



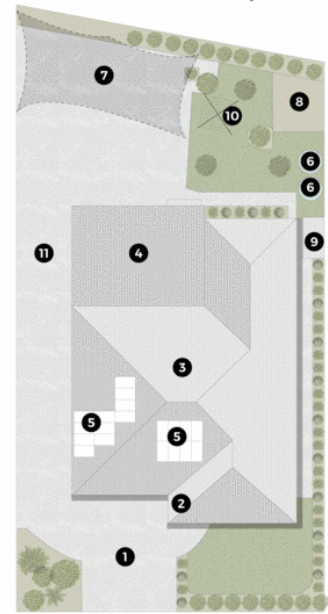


Ground Floor



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.
 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.