



17 Hellawell Road, Sunnybank Hills

Idyllic dual living solution or lucrative investment! - IF NOT SOLD PRIOR

A rare find indeed, this property offers up a pair of 3-bedroom dwellings under the one roof, each with a renovated kitchen plus their own electricity meter, NBN connection and street access! Total \$1,220 rental per week currently.

Highlights:

- House 1: \$670 per week with 3 beds (master with ensuite), living/dining + a family room, second bath, laundry
- House 2: \$550 per week with 3 beds (2 with BIRs), living area, renovated kitchen with new cooktop, combined laundry/bathroom
- Both dwellings have access to a grassy flat yard, house 1 with a patio & double garage
- Solid double brick & steel frame construction for durability and termite resistance, plus solar panels & a water tank
- Tiled & Authentic timber floor + 4 split system AC units & multiple fans over the 2 homes
- Sunnybank Hills State School Catchment

Thanks to its corner block position, this property boasts handy dual access with a double driveway off Hellawell Rd leading into a secure

6 3 2

AUCTION

Sat 7th Mar @ 12:30PM

VIEW

Sat 21st Feb @ 12:00PM - 12:30PM

AGENTS

Gary Liu
0450 996 996
garyliu@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

double garage attached to the primary residence, while a single drive off Dapper St supplies off-street parks for the second dwelling.

The main residence opens into a tiled combined living/dining area with screened siders onto a covered outdoor patio overlooking a flat, grassy yard. Fully refurbished and with a versatile family room/casual meals area beside it, the kitchen sports all-electric appliances (dishwasher included) and mirrored splashbacks. The 3 beds have authentic timber floors, the master with a WIR and a twin vanity in its ensuite, the other 2 flank a second bathroom (shower and tub) and the laundry.

Originally approved as a Granny Flat when built, the second dwelling is modestly smaller and tiled throughout. Its renovated kitchen is a 'mini-me' version of the first one, featuring modern stainless-steel electric appliances including a new cooktop, and crisp white cabinetry. Along with a space-savvy combined bathroom/laundry with a shower, there's a cosy living area and up to 3 beds - 2 with BIRs, the larger (19 m²) also an option as an extra social space, be that for dining or lounging.

This property's size and set-up make it both a perfect dual living solution to accommodate extended family and an attractive investment with capacity for strong rental returns - and this location only elevates its appeal.

Parks, public transport, quality state schools and vibrant southside shopping precincts - all are at your fingertips from here! You can easily walk to an off-leash dog park and playground, as well as Sunnybank Hills State School, a medical centre and buses that will have you in town in about half an hour. You're midway between Pinelands Plaza and SBH Shoppingtown, both a 3-minute drive at most, and Runcorn State High is only a 5-drive.

With its broad appeal & exceptional location, this gem will spark a lot of interest. Inspect soon!

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.

MORE DETAILS

Property ID	B3Z0F4R
Property Type	House
Land Area	775 m2
Including	Air Conditioning Toilets (3) Courtyard Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank





6 3 2 270sqm

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.



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.

