



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

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AGENCY

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Interested parties must rely solely on their own enquiries.



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 sliders 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!

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MORE DETAILS

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|---------------|------------------|
| 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 |

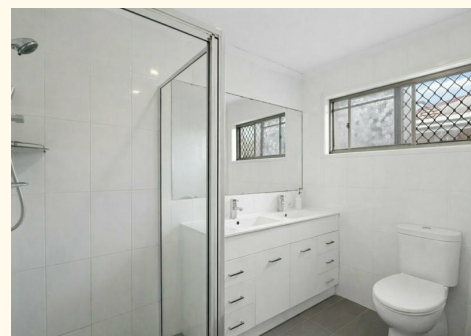
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6 3 2 270sqm



Scale in meters. Indicative only. Dimensions are approximate.
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