



LJ Hooker Property Partners



## Sunnybank Hills, 4 Bertie Street

Under Contract

Making its market debut, this 3-bedroom brick lowset is far bigger than it looks and will have as much appeal to first time buyers, as passionate renovators, and future-thinking investors.

Highlights:

- Top position along a quiet cul-de-sac in premium Sunnybank Hills heartland and within popular Sunnybank Hills Primary catchment
- 3-minute walk past a park to bus stop, 5 to tasty eats at Shauna Downs Shopping Centre
- Kitchen/meals area at rear + a carpeted lounge with a bar, a dining room & second living
- Mostly original decor although kitchen is an addition & more modern in style/fit-out
- Extensive renovations required, making this ideal for renovators, builders or investors
- Deceased estate so must be sold by auction day!

While this home boasts solid bones, it does require extensive work. The foundation issues



**Disclaimer:** 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.

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**For Sale**  
Please Call

**View**  
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**Contact**  
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have been quoted for rectification using "GeoPoly" ground engineering resin, with an estimated cost of \$15,000. Additionally, a leaning retaining wall on one side of the property will need replacing. These repairs offer a great opportunity to customise or even rebuild on this prime block.

Through most of the house, bar the kitchen, bathroom and laundry, carpet keeps things cosy underfoot - with the living spaces both fan-cooled, along with all 3 bedrooms.

The formal lounge room is the larger of the 2 social spaces, extending into the adjacent dining room, but the retro family room boasts a split system A/C and a brick bar, ready for cocktail hour.

Three bedrooms branch off a shared hallway, all with built-in robes and sharing a family bathroom with shower, tub, and the toilet next door.

The tiled kitchen/meals area is an extension on the original footprint, finished about 20 years ago. It offers moulded cabinetry, including glass display cupboards, tiled splashbacks, a twin sink and electric cooker/oven - opening onto both a 20m2 open-sided rear alfresco entertaining area and a smaller, breeze block enclosed patio.

Lush lawns embrace the house front and back capturing ample North/Easterly breezes and is the perfect sun trap to enjoy your morning coffee or breakfast. You can also enjoy the charming wild birds that frequent the mature plantings in dedicated garden beds. There's a handy shed/hobby hub out back, and an arch-enclosed paved front patio that you could use as a carport if the open-air carpark spaces on the front drive aren't quite enough.

Excellent opportunity for first-time buyer looking to get in and get on with things, this decor is showing its age, and renovators could easily refurbish to create a more modern feel. For big picture punters, this could simply be the site for a fantastic new home through a knockdown/rebuild (STCA).

Whatever you do, you can't go wrong in this ace location where you can walk to bus stops, parks, local eateries, and Pinelands Plaza, with Sunnybank Hills State School/Sunnybank State High and the lively Sunnybank Central shopping precinct, all only minutes by car.

As this is a deceased estate, it must be sold by auction day. Whether you're looking to renovate, rebuild, or simply secure a property in a high-demand area, this is your chance.

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Inspired by Family Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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## More About this Property

<b>Property ID</b>	B2GSF4R
<b>Property Type</b>	House
<b>Land Area</b>	546 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (1) Outdoor Entertaining Built-in-Robes

### Benjamin Leong 0407 712 392

Agent/Independent Contractor | [benjaminleong@ljhpp.com.au](mailto:benjaminleong@ljhpp.com.au)

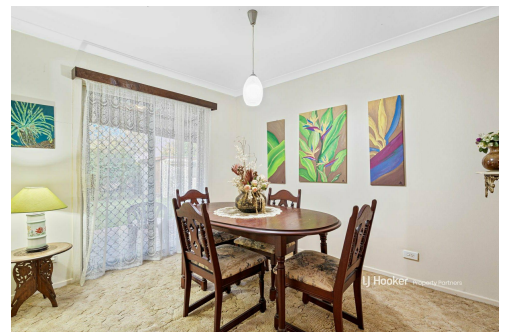
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