



40 Callendar Street, Sunnybank Hills

SOLD BY SHIRLEY ZHONG




Opportunities like this don't present themselves often - a flat approx. 1100m² allotment in the heart of Sunnybank Hills, currently home to a classic timber-floored highset but with lucrative prospects through either a potential sub-division or the construction of a contemporary new dwelling!

Highlights:

- Huge subdivision potentials
- Walk to parks/playground, trains to town and buses to Sunnybank Plaza/Market Square
- 3 beds upstairs + a combined kitchen/living/meals hub opening to 2 latticed verandahs
- 2 full-height tiled bathrooms (1 up/1 down), 2 lower floor rumpus areas + a study & laundry
- Big concreted undercover entertaining area with a bricked bar & BBQ station
- Single garage under the house + side carport cover for 3 & a secure workshop

If you wish, the existing weatherboard home can be comfortably lived in or rented out as is; the kitchen is practical with good storage and your basic mod cons (gas cooker/oven), both bathrooms are neat and tidy, there are ceiling fans in all the beds, and solar on the roof. That said, it's the untapped potential of this property that is its true allure.

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
Under Contract

AGENTS

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AGENCY

LJ Hooker Property Partners
07 3344 0288

 **LJ Hooker**

Hitting the market for the first time in 40 years, this is a 'blink and you'll miss it' opportunity to secure a generous land holding in a location that's extremely well-served by public transport (trains & buses), parkland, and vibrant shopping and dining precincts.

The block itself has a sizeable frontage but runs deep, well beyond the house - the fenced backyard currently a grassy play space dotted with mid-size trees. Whether you're scouting for that perfect site (STCA) to build your forever family home or realise your development dreams, possibly through a sub-division, it's easy to imagine what you could create here if you were to start over.

Whatever move you make, the unbeatable convenience of this location will be eternally in your corner - ensuring continued capital growth. Zoned for nearby Sunnybank State School and Sunnybank State High, kids can also easily commute by public transport to private schools in and around the city, as can you - for both work and play.

Be quick - Must view - for Families, DIYers, Developers and Investors!

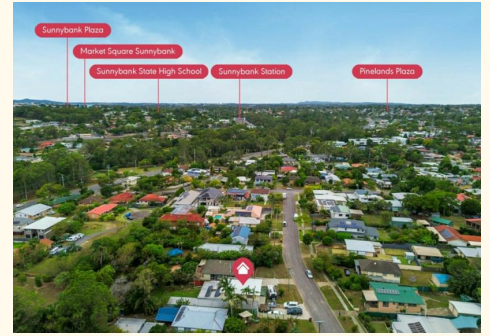
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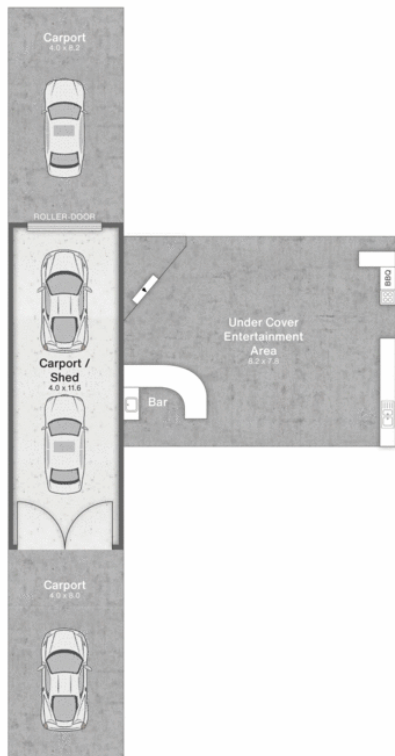
MORE DETAILS

Property ID	B416F4R
Property Type	House
Land Area	1100 m2
Including	Outdoor Entertaining Workshop Fully Fenced Solar Panels

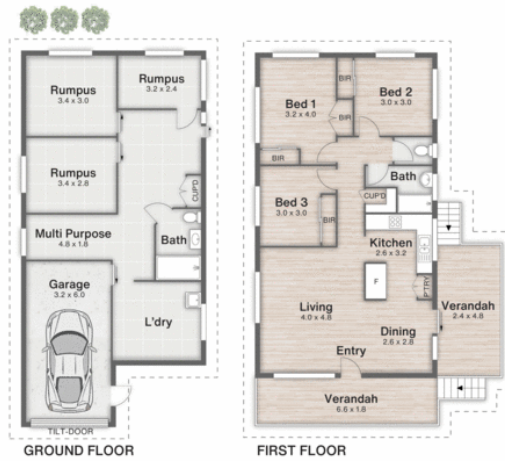
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(Not In Position)



- 1 Verandah
- 2 Garage
- 3 Carport
- 4 Entertainment
- 5 Shed



Callendar Street



40 Callendar Street **SUNNYBANK HILLS**

3 | 2 | 5 | 194m² | 1,100m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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