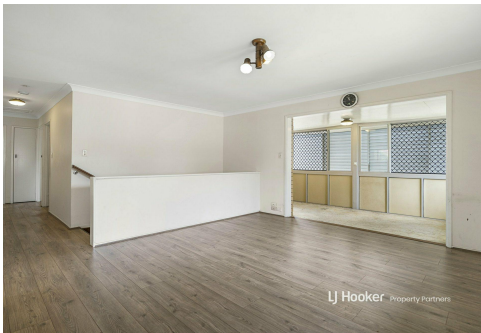
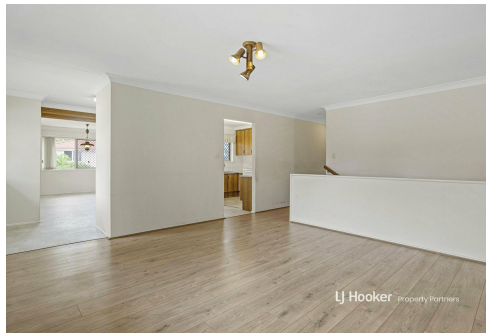




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Sunnybank Hills, 6 Manzill Street

Under Contract at Auction

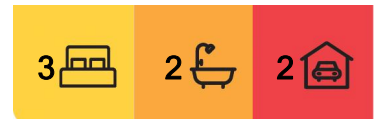
Unveil the potential of this sturdy, brick highset, nestled in a serene Sunnybank Hills pocket. This spacious, vacant three-bedroom home is in pristine, original condition, offering a blank canvas for renovation enthusiasts. Whether you're a homeowner, home builder, or investor, this property presents an exceptional opportunity. Featuring a generous backyard ideal for families, pets, space for a granny flat and located within the sought-after Sunnybank Hills State School catchment, this home sits in a tranquil street near parks, shops, Westfield Mt Gravatt, Griffith University, and the QEII Jubilee Hospital.

Top Features:

- Solid brick highset with dual living potential: downstairs not legal height but includes bathroom, kitchenette, lounge room, and utility room.



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.



For Sale

Please Call

View

ljhooker.com.au/B1F3F4R

Contact

Benjamin Leong

0407 712 392

benjaminleong@ljhpp.com.au

Jonas Leong

040 716 6298

jonasleong@ljhpp.com.au

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07 3344 0288

- Spacious, vacant three-bedroom layout, in its original condition with loads of potential
- A renovator's delight, ideal for homeowners, home builders, or investors.
- Expansive backyard perfect for children, within the Sunnybank Hills State School catchment.
- Located on a quiet street, close to parks, shops, Sunnybank Plaza, Market Square, Westfield Mt Gravatt, Griffith University, and QEII Jubilee Hospital.

Embrace a life of convenience and community in Sunnybank Hills, a brilliant, family-friendly locale brimming with amenities. This home is just a leisurely stroll from parks, bus stops, shopping centres, childcare facilities, and the renowned Sunnybank Hills State School. Additionally, the proximity to Sunnybank State High School, the gastronomic delights of Market Square, QEII Jubilee Hospital, Griffith University, and the vibrant Westfield Mt Gravatt, ensures a lifestyle rich in daily conveniences, quality education, delectable dining, endless shopping, and divine entertainment options.

Nearby Amenities:

- 240 m to Bushy Park & 500 m to Westaway Park
- 770 m to 123 bus stop
- 850 m to Sunnybank Hills Shopping Village
- 1.1 km to Sunny Hills Child Care and Education Centre
- 1.3 km to Sunnybank Hills State School
- 1.9 km to Pinelands Plaza
- 2.9 km to Sunnybank State High School
- 3.2 km to Sunnybank Hills Shoppingtown
- 4 km to Sunnybank Plaza
- 3.7 km to Market Square
- 5.3 km to QEII Jubilee Hospital
- 5.5 km to Griffith University Nathan Campus
- 6.8 km to Westfield Mt Gravatt

Enveloped by a serene, tree-lined street ideal for family living, this 558 sqm property exudes immaculate street appeal. The solid brick high-set residence is embraced by manicured lawns and mature trees and shrubs, crafting a quintessential family-friendly atmosphere. A wide driveway, alongside a spacious double garage with ample storage space, offers a plethora of parking options.

Upon entering, you're welcomed by the home's pristinely maintained original layout, ready for a personalised touch. The lower level, though not of legal height, unfolds a world of dual living potential. It features a sprawling rumpus room with elegant timber flooring, leading to a tidy, modern kitchenette and a quaint dining bar.

This level also houses a large, tiled room that can serve as a spare room or media lounge, alongside a convenient bathroom located in the garage, perfect for self-contained living. Completing this floor is a massive, paved patio off the media lounge, screened for privacy and offering a tranquil retreat.



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Ascend to discover an expansive lounge upstairs adorned with stylish vinyl floors and a classic light fixture, ideal for hosting gatherings. Opposite lies a dining room, illuminated by a traditional pendant light, perfect for evening dinner parties. A carpeted sunroom, branching off from the lounge, presents an ideal space for a home office or a cosy reading nook.

At the heart of the upper level sits the vintage kitchen which needs a makeover. Boasting abundant timber cabinetry and laminate bench space, it includes two separate pantries for extensive storage. This kitchen offers a unique opportunity to create your own gourmet space.

A doorway from the kitchen leads to an external staircase descending into the sprawling, partially fenced backyard. Low maintenance and shaded by established trees, this vast lawn area is ideal for playful kids. The space holds immense potential for creating an impressive outdoor oasis, possibly featuring a swimming pool or even a granny flat subject to council approval (STCA).

The upper-level houses three cosy, carpeted bedrooms, each with built-in robes, sharing access to a neat, original bathroom complete with a shower, bathtub, and separate water closet.

This property also features convenient under-stairs storage, maximising the utility of every space.

Your future family home awaits in Sunnybank Hills. Don't miss this chance to transform this spacious property into your dream residence. Contact Ben Leong and Jonas Leong today for more information or to arrange a viewing, and let your imagination come to life with this rare find in an unbeatable location!

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More About this Property

Property ID	B1F3F4R
Property Type	House
Land Area	558 m ²
Including	Toilets (2) Built-in-Robes Remote Garage

Benjamin Leong 0407 712 392

Agent | benjaminleong@ljhpp.com.au

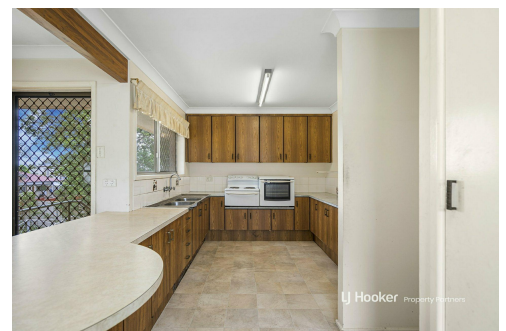
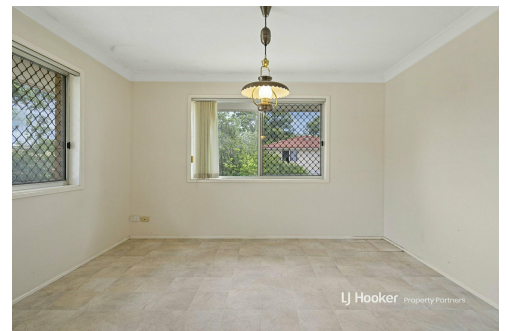
Jonas Leong 040 716 6298

Agent | jonasleong@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhsbh.com.au

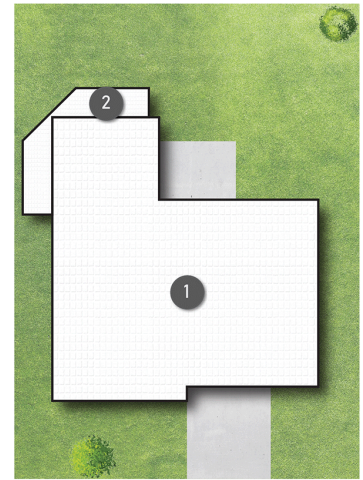


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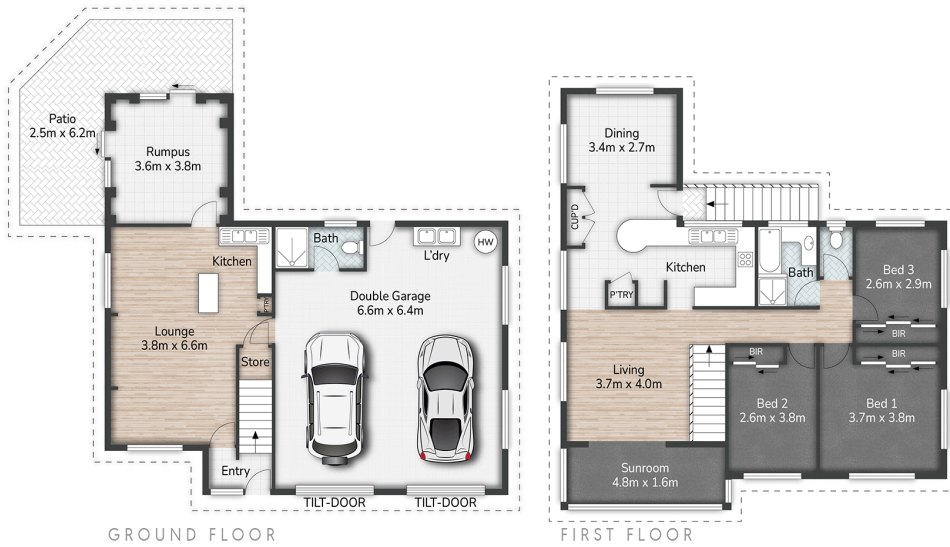
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LEGEND

- 1 RESIDENCE
- 2 PATIO



SITE PLAN



GROUND FLOOR

FIRST FLOOR

6 Manzill Street SUNNYBANK HILLS

3 | 2 | 2 | 245m²



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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