



18 Aminta Street, Sunnybank

Big Sunnybank Opportunity with Wide Frontage & Unbeatable Convenience

Packed with potential and positioned in one of Brisbane's most connected pockets, this lowset brick home is ready for its next exciting chapter. Whether you're looking to move in, renovate, rent out, or secure a future-focused Sunnybank address, this is the kind of opportunity that puts convenience, flexibility and long-term appeal firmly on your side.

Set on a 564m² block with a wide frontage, multiple living spaces, four bedrooms, and a prime location moments from Market Square, Sunnybank Plaza, transport, dining and major shopping, this is a home with great bones and even greater possibility.

Top 5 Features at a Glance:

1. Wide frontage on a generous 564m² Sunnybank block.
2. Large multipurpose room with air con - perfect as a second living or family lounge.
3. Spacious open-plan lounge and dining area with carpet throughout, plus multiple living zones for flexible family living.
4. Garden shed offering handy extra storage space.

4 1 2

FOR SALE
Under Contract

VIEW
By Appointment

AGENTS

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5. Prime Sunnybank location, close to Market Square, Sunnybank Plaza, parks, dining and transport.
6. Within the MacGregor State School and Sunnybank State High School current catchments, close to MacGregor State High School, Our Lady of Lourdes Primary School as well as other schools and community organisations.

From the street, the home presents as a classic lowset brick residence with a tile roof, broad driveway, double carport and established lawn. Its wide frontage gives the property a strong first impression, while the practical single-level layout makes it an appealing option for families, renovators and buyers seeking a foothold in a highly convenient Sunnybank position.

Inside, the home offers an incredibly flexible floorplan with four bedrooms, a central bathroom, spacious open-plan living and dining, plus a large multipurpose room with split system air conditioning. This additional zone gives buyers genuine versatility to create a comfortable second lounge, media room, children's retreat, home office, hobby space or guest area, depending on your lifestyle needs.

While the home retains much of its original character, it offers a fantastic canvas for future updates, allowing buyers to refresh, renovate and add their own style over time. Security screens, window grills/bars, built-in robe storage in some rooms and split system air conditioning add everyday function to the existing layout.

The kitchen is practical and spacious, featuring a freestanding stove, dishwasher, ample cabinetry and direct connection through to the internal laundry. The bathroom includes both a separate bath and shower, offering a functional setup for family living, while the four-bedroom configuration provides extra space for growing households.

Outdoors, the 564m² block offers lawn space, side and rear yard areas, plus a garden shed for additional storage. The double carport and broad driveway also provide easy off-street parking.

The location is the true showstopper. From here, you are just moments from the very best of Sunnybank convenience, including Market Square, Sunnybank Plaza, Sunnybank Private Hospital, parks, dining, shops and public transport. Within walking distance, you have Yimbun Park, SunPAC, MacGregor Netball Association, Sunnybank Rugby Union Club, and Sunnybank Tennis.

Families will enjoy the convenience of being near some of the area's most sought-after schools, including MacGregor State School, Sunnybank State High School, and Our Lady of Lourdes Primary School. Altandi train station is approximately 3 minutes away by car, while Westfield Garden City is around a 6-minute drive, making this an incredibly connected address for families, professionals, investors and convenience-focused buyers.

With great bones, a flexible layout, a wide-frontage block and a position that places everything at your fingertips, 18 Aminta St is brimming with possibility. Renovate, refresh, invest or move straight in and plan your next steps.

Contact Gary Liu today for more information or inspect at auction before this rare opportunity is gone.

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MORE DETAILS

Property ID B4XBF4R
Property Type House
Land Area 564 m2
Including Study
Air Conditioning
Toilets (1)
Courtyard
Built-in-Robes
Fully Fenced

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Internal 163m² | Patio 13m² | Carport 32m²



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→ 564m² Land Size
→ 2 Car
→ 4 Bed
→ 1 Bath

Total 208m²

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