



22 Everest Street, Sunnybank

The Peak of Potential: Prime 847m² Development Opportunity in the Heart of Sunnybank

Rarely does an opportunity of this scale and versatility hit the Sunnybank market. Whether you are a developer looking for your next project, a builder searching for a dual-occupancy site, or a visionary ready to design a custom luxury estate, 22 Everest Street is the blank canvas you've been waiting for.

THE POTENTIAL: SUB-DIVIDE OR CREATE YOUR MASTERPIECE
The house is in original condition and requires substantial work. This is your chance to "renovate or detonate" and capitalise on the land's incredible dimensions:

- **Massive Footprint:** A sprawling 847m² block in a quiet, high-demand pocket.
- **Sub-division Goldmine Opportunity:** Featuring a generous ~22.2m frontage and ~36.6m depth, the site is ideal for a sub-division into two lucrative lots (STCA).

PRIME LOCATION: WALKABLE, CENTRAL, AND CONVENIENT
Located in the heart of Sunnybank, you are surrounded by world-class amenities and top-tier education options:

- **Commuter's Dream:** A short easy walk to Banoon Train Station for

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AUCTION

Sat 7th Mar @ 9:30AM

VIEW

Sat 21st Feb @ 9:00AM - 9:30AM

AGENTS

Benjamin Leong
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AGENCY

LJ Hooker Property Partners
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



seamless city access.

- Education Hub: Walking distance to Sunnybank State Primary and High Schools, as well as St Thomas More College.
- Retail & Lifestyle: Minutes from the vibrant Sunnybank Plaza, Market Square, and the upcoming new Coles development.
- Healthcare & More: Close proximity to QEII Hospital, Griffith University, and Westfield Mt Gravatt.
- Quick Escapes: Rapid access to the motorway for trips to the CBD or the Gold Coast.

While the site is currently home to an original three-bedroom post-war timber residence, the value here is firmly in the land and the endless options it provides for the future.

Whether you choose to renovate the existing structure, detonate to clear the way for a grand family estate, or execute a strategic subdivision (STCA) to build two brand-new luxury homes, this is a blank canvas designed for success.

Daily essentials are also within easy reach, with local shops and the upcoming new Coles nearby, while the vibrant hubs of Sunnybank Plaza and Market Square are only minutes away. With additional proximity to QEII Hospital, Griffith University, and rapid motorway access to both the City and the Gold Coast, the location is as prime as the land itself.

The seller has already relocated to a nursing home, and clear instructions have been given: this property must be sold at Auction. Do not miss your chance to secure one of the best development blocks left in Sunnybank. Contact Benjamin or Jonas today.

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Inspired by Family Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 15 622 283 596 / 21 107 068 020

MORE DETAILS

Property ID	B3YWF4R
Property Type	House
Land Area	847 m2
Including	Air Conditioning Toilets (1) Secure Parking Water Tank

Benjamin Leong 0407 712 392

Agent/Independent Contractor | benjaminleong@ljhpp.com.au

Jonas Leong 040 716 6298

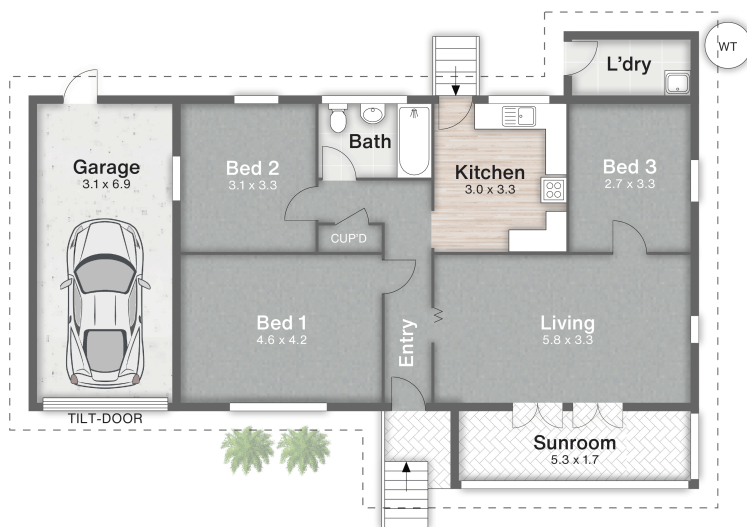
Agent with Benjamin Leong | jonasleong@ljhpp.com.au

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- 1 Garage
- 2 Shed
- 3 Water Tank
- 4 Chicken Pen
- 5 Laundry



22 Everest Street **SUNNYBANK**

3 | 1 | 1 | 123m² | 847m²



DISCLAIMER

This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.