

Sunnybank, 25 Agnes Street

SOLD BY GARY LIU & MILLY YANG

In a top Sunnybank pocket, just a stone's throw from Pinelands Plaza and home to some stunning new builds sits this light-filled, low-maintenance solid brick highest - full of original charm and brimming with potential for both owner buyers and investors.

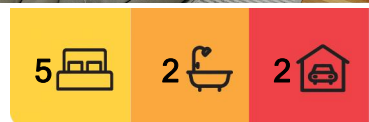
Highlights:

- Terrific family home with up to 5 beds with BIRs and loads of indoor/outdoor living
- 4 new split-system A/C units + a new downstairs bathroom
- Hardwood floors, multiple fans, skylight, tinted windows, auto external window rollers and solar hot water
- Fully fenced, sliding electric driveway gate, alarm, window grills, Crimsafe entry door
- Sub-10 min walk to Pinelands Plaza, Runcorn State School, bus stop, Altandi train station

Gorgeous original polished hardwood timber floors span most of this home's spacious



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For Sale
Please Call

View
ljhooker.com.au/B1VZF4R

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upper level, including the air-conditioned and fan-cooled lounge that greets you upon entry off the front porch.

This airy living space extends into a tiled kitchen and meals area, before flowing through to a massive covered alfresco entertaining deck overlooking a grassy rear garden, a bonus cubby house for the little ones, and this popular, leafy neighbourhood.

The kitchen is largely original and well-set up for creative cooks with ample counter space and storage above and below. There's a dishwasher, an electric cooker/oven, and a small breakfast bar.

Of the four upstairs bedrooms, three have the lovely floorboards underfoot, along with built-in robes, their own reverse cycle A/C units, and fans; the fourth is tiled, also with a BIR, and could function as a study if needed. These rooms share the use of a family-friendly bathroom with a swish spa bath, separate shower, and delightful stained-glass window.

In contrast, the extensively renovated lower level sports quite the modern look with a brand-new white-toned bathroom, hybrid floors in the large rumpus - plus a striking painted feature wall, and chic floor tiles in the fifth bedroom. Both the bedroom and the rumpus also have brand-new A/C units. Elsewhere on this lower floor is a bonus workshop with a built-in bench, the laundry, and two storerooms - all within or accessed off the double garage.

Additional features of this fabulous property include a second undercover entertaining area at the back of the ground floor extending onto an open-air patio, handy 3.4m wide side access to the backyard, a big garden shed, an electric driveway gate up to the double garage, electric external window rollers, an existing alarm system, and window tinting.

In this super Sunnybank location, a short walk to city-bound buses, buzzing Pinelands Plaza for the weekly grocery run and weeknight eats, Runcorn State School, or the train station - and only a quick drive to Sunnybank Central (6 minutes), Sunnybank Plaza (5) or Westfield Mt Gravatt (8) - this is a property as easy to rent as it would be to move in, or perhaps it's the prime site of a future dream home (STCA) or your next reno project?

Contact Gary Liu today to secure this sweet slice of Sunnybank life.

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
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More About this Property

Property ID	B1VZF4R
Property Type	House
House Size	256 m ²
Land Area	577 m ²
Including	Study Air Conditioning Toilets (1) Alarm Courtyard Balcony Deck Dishwasher Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Hot Water

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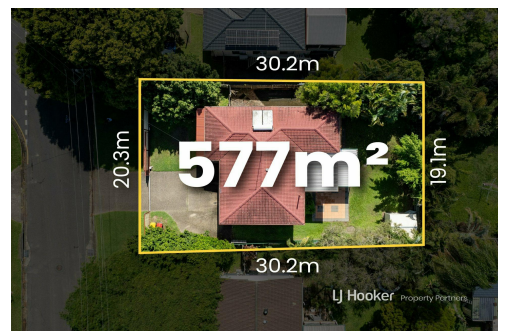
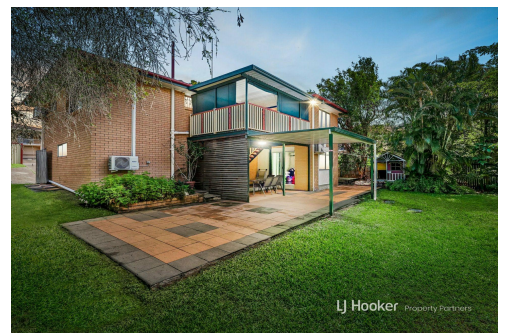
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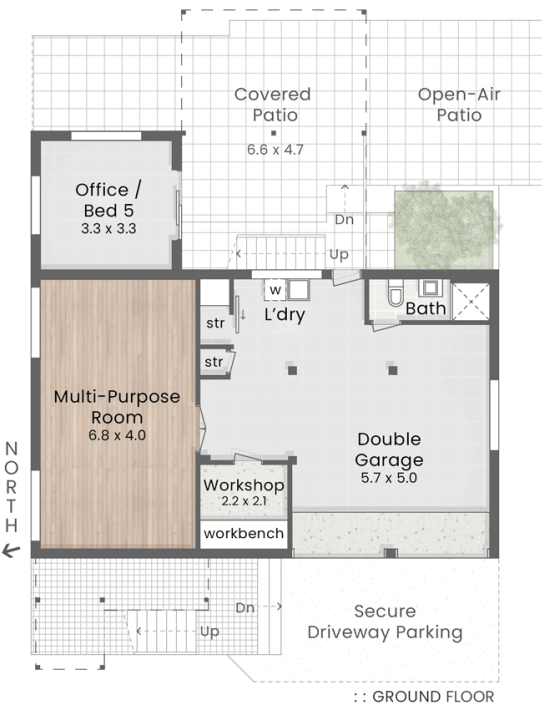
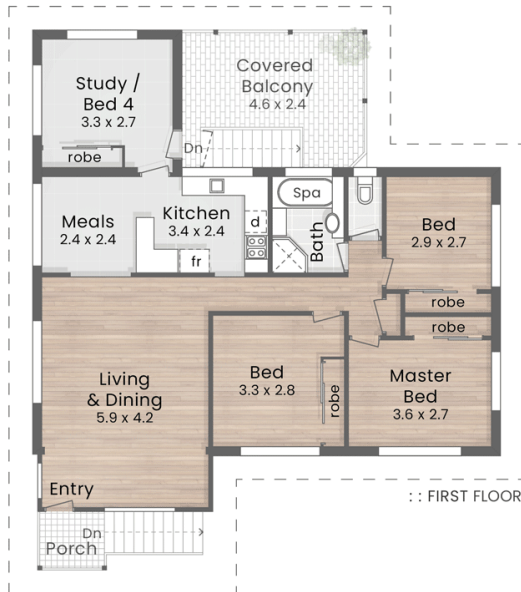
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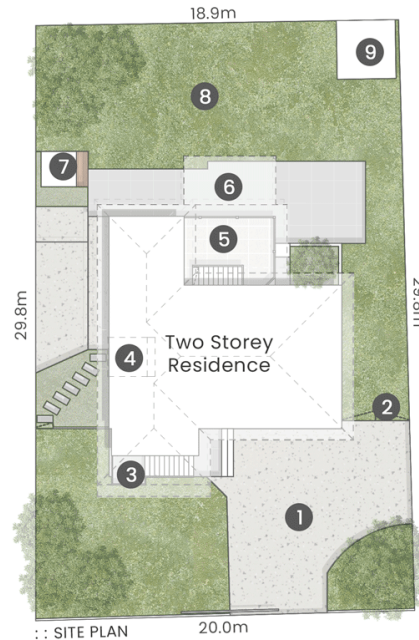
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LEGEND


1. Secure Driveway Parking
2. Side Gate Access (3.4m)
3. Entry Porch
4. Solar Hot Water
5. Covered Balcony
6. Covered Patio
7. Kids' Cubby House
8. Fenced Grass Yard
9. Garden Shed (3.0 x 3.0)





AGNES STREET

**25 Agnes Street
SUNNYBANK**

 577m²

 4 Bed + Office

 2 Bath

 2 Car + Off-Street

Upper Internal 107m²

Lower Internal 101m²

Balcony, Patio
& Porch 48m²

Total 256m²

pdc.

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