

Sunnybank, 25 Lavinia Street

SOLD BY EMILY XIONG

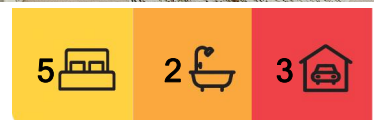
Nestled on the high side of a peaceful street, this two-storey beauty in Sunnybank presents an unmissable opportunity for families seeking comfort, convenience, and potential. Lovingly maintained in great condition, this residence boasts a prime position within the coveted MacGregor State School catchment, surrounded by parks, shops, and public transport options. With legal-height downstairs living, this is an exceptional home ready for its next chapter.

Key Features:

- Five bedrooms, two bathrooms, double-door carport, on a generous 645 sqm block
- Flexible family floorplan with legal-height downstairs living
- Prime Sunnybank location in the MacGregor school catchment: unparalleled convenience
- Spacious original interiors, perfect for easy updates and modern touches
- Sparkling swimming pool and generous backyard for summer fun



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For Sale
Please Call

View
ljhooker.com.au/B2MSF4R

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LJ Hooker Property Partners
07 3344 0288

Located in the heart of Sunnybank, this home epitomises convenience and family-friendly living. Within the sought-after MacGregor State School catchment, it's perfectly positioned near essential amenities and leisure facilities. Whether you're heading to Market Square for dining, catching an express bus to Brisbane CBD, or enjoying the nearby playgrounds, this location delivers a balanced lifestyle.

- 350 m to Jacinda St Playground
- 450 m to the bus stop
- 700 m to MacGregor sports fields
- 1 km to MacGregor State School
- 1.1 km to Market Square
- 1.2 km to express city buses
- 1.4 km to Altandi Station
- 1.4 km to Sunnybank Plaza
- 1.6 km to Sunnybank State High School
- 13.8 km to Brisbane CBD

Set on the high side of the street, this home's immaculate brick facade exudes timeless charm. The double carport, complete with garage doors, ensures both security and convenience, while manicured hedges offer added privacy. Neatly established gardens and a lush lawn frame the residence, with a side access gate providing easy entry to the backyard.

Step inside to discover a home designed for comfort and flexibility. Downstairs features a built-in bar area with wood panelling and exposed brick, perfect for entertaining guests. Sliding doors invite in refreshing breezes and lead to the outdoor spaces, while an interior staircase connects to the upper living areas.

Upstairs, the carpeted living zone creates a cosy atmosphere, enhanced by elegant scone lighting. The dining area and kitchen feature durable laminate flooring, ideal for busy families. The kitchen itself is spacious and functional, with tidy original cabinetry that's ready to be refreshed or enjoyed as is.

Sliding doors open to the expansive backyard, where a covered patio at the side provides the perfect setting for weekend barbecues or quiet relaxation. The low-maintenance, fenced yard is a haven for children and pets, while the large sparkling swimming pool, surrounded by serene landscaping, promises endless summer fun.

This home's five bedrooms offer ample accommodation for families of all sizes. Three generously sized bedrooms are located upstairs, alongside the family bathroom featuring a built-in bathtub and separate shower. The fourth bedroom and office/fifth bedroom with second bathroom are downstairs, delivering additional flexibility for multi-generational living or guest accommodation. Both bathrooms retain their original charm and offer fantastic potential and plenty of room for luxurious modern upgrades.

With its unbeatable location, versatile layout, and potential for personalisation, this home is a rare find in Sunnybank. Don't miss your chance to secure this prime property, available for the first time in 30 years!



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Contact Emily Xiong today to learn more and register your interest for the upcoming auction.

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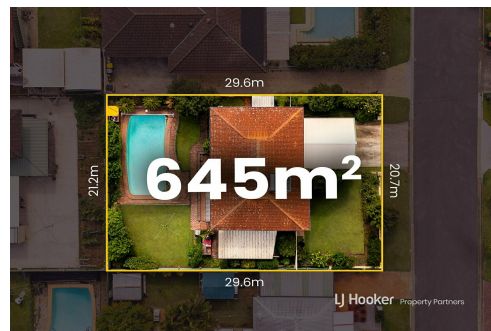
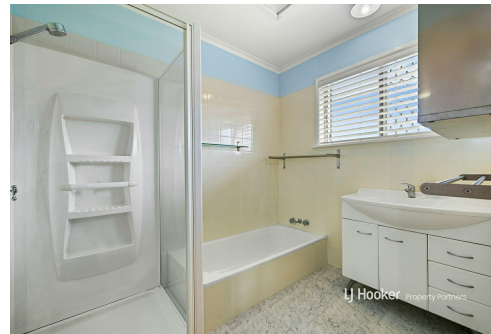
Asia-Pacific Group (Australia) Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 39 831 978 227 / 21 107 068 020

More About this Property

Property ID	B2MSF4R
Property Type	House
Land Area	645 m ²

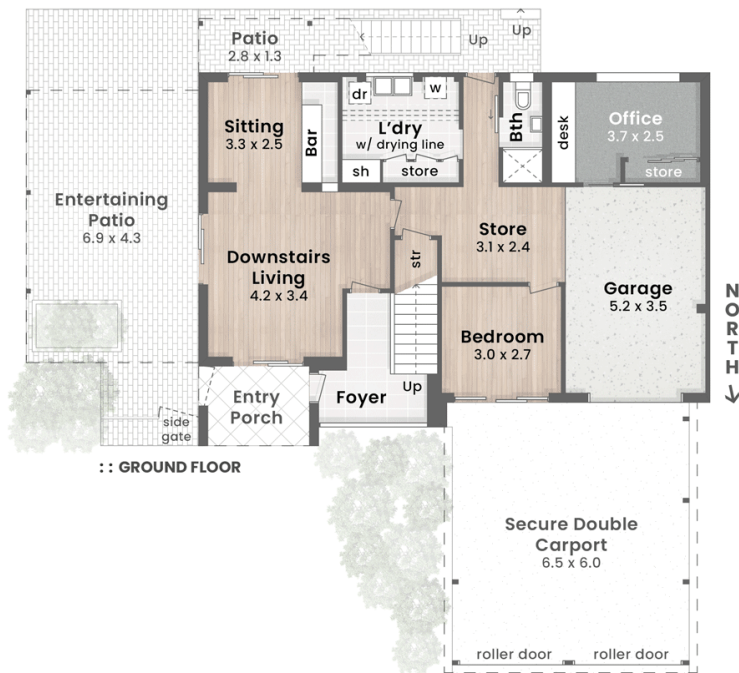
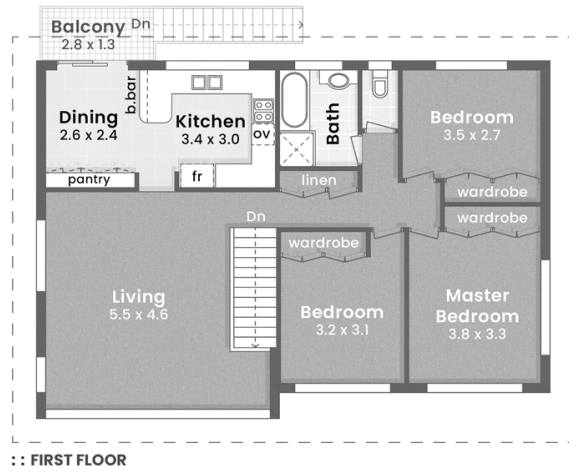
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LEGEND

- 1. Secure Double Carport | 2. Garden Shed
- 3. Entry Porch | 4. Entertaining Patio
- 5. Balcony | 6. Swimming Pool
- 7. Poolside Patio | 8. Grass Yard
- 9. BBQ Area



LAVINIA STREET

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25 LAVINIA STREET
SUNNYBANK

Internal 215m² | Patios, Porch & Balcony 43m² | Carport 39m²

645m²

4 Bed + Office

2 Bath

3 Car

Total 297m²

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