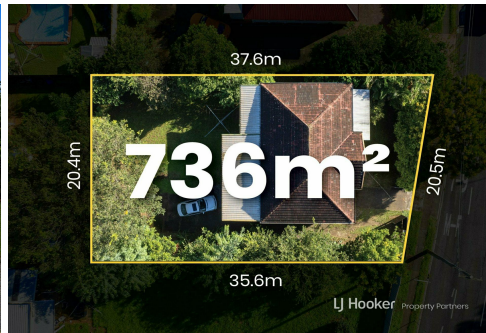




LJ Hooker Property Partners



## Sunnybank, 30 Mains Road

SOLD BY GARY LIU & MILLY YANG

Bring your imagination along to the inspection because there are options galore to consider with this versatile offering at the Pinelands Plaza end of Sunnybank's prime thoroughfare.

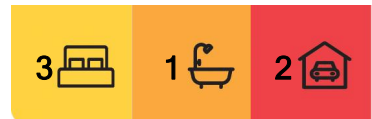
### Highlights:

- Substantial 736m2 block with lucrative sub-division potential (STCA)
- 5-star Sunnybank position: walk to city-bound buses, Pinelands Plaza, Runcorn State School
- Existing hardiplank/brick highset with 3 generous bedrooms and light-filled living
- Large upstairs balcony and loads of under-house storage
- Massive level and lawned backyard with space for outdoor play and alfresco entertaining

Plenty of charming original features are on show in the existing home - including gorgeous,



**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/B1PXF4R](http://ljhooker.com.au/B1PXF4R)

**Contact**  
**Gary Liu**  
0450 996 993  
garyliu@ljhpp.com.au  
**Milly Yang**  
0406 226 898  
millyyang@ljhsbh.com.au

**LJ Hooker Property Partners**  
07 3344 0288

polished timber floorboards. The first-floor layout is simple - three bedrooms, a fan-cooled kitchen sparkling with stainless steel appliances and shelving, an airy living room and dining area, plus a full bathroom. Below is a massive concrete floored storage zone - maybe for a car, gym gear, or a workshop - with handy drive-through access into the backyard.

If you have your eye on land-banking this block for future development, you could rent out the current home as is for some extra income or move in yourself if required. Either way, the location will be a big plus for residents or renters, as well as future development collaborators!

From this coveted address, it's a breezy 1-minute stroll to a city-bound bus stop on Mains Road, 5 to Runcorn State School (zoned) and Pinelands Plaza shops and eateries - or 12 will get you to Altandi train station for a traffic-free commute into town. This property is also zoned for Sunnybank State High School which is a 4-minute drive - pretty much the same distance to Market Square and Sunnybank Plaza.

Don't let this rare chance to invest in the jewel of Brisbane's southside slip through your fingers.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 60 625 175 849 / 21 107 068 020

## More About this Property

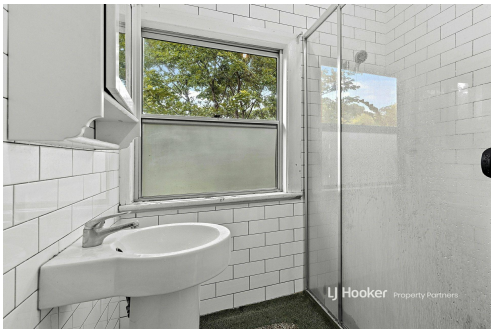
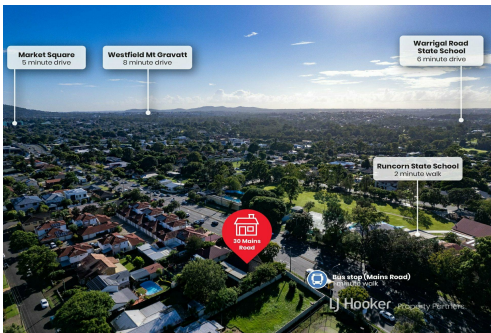
Property ID	B1PXF4R
Property Type	House
House Size	308 m <sup>2</sup>
Land Area	736 m <sup>2</sup>
Including	Toilets (1) Balcony Workshop Fully Fenced

**Gary Liu 0450 996 993**  
Agent with Zora Liu | garyliu@ljhpp.com.au  
**Milly Yang 0406 226 898**  
Agent to Gary Liu | millyyang@ljhsbh.com.au

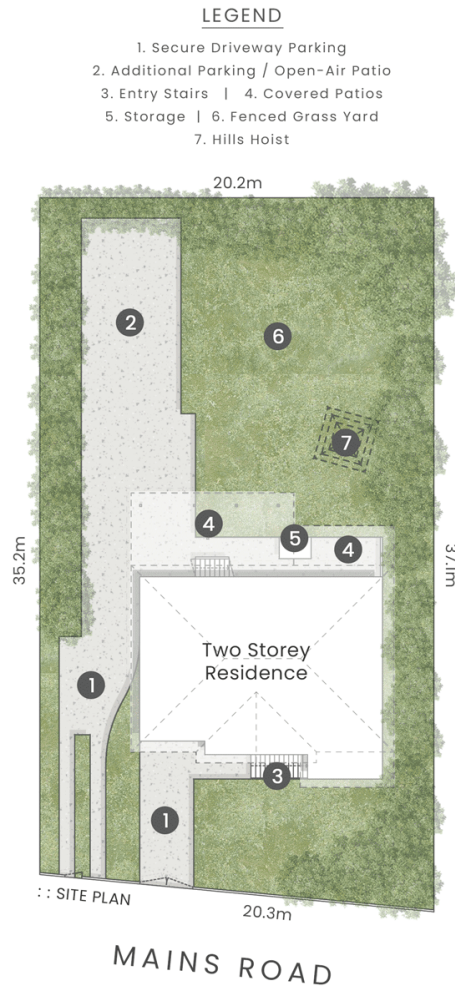
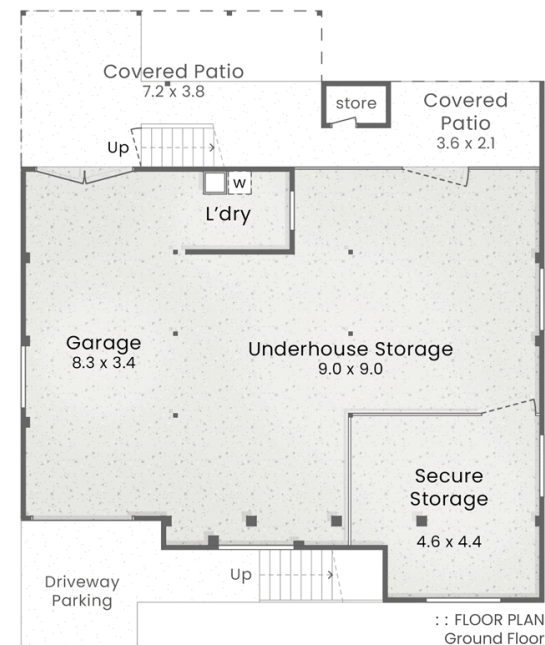
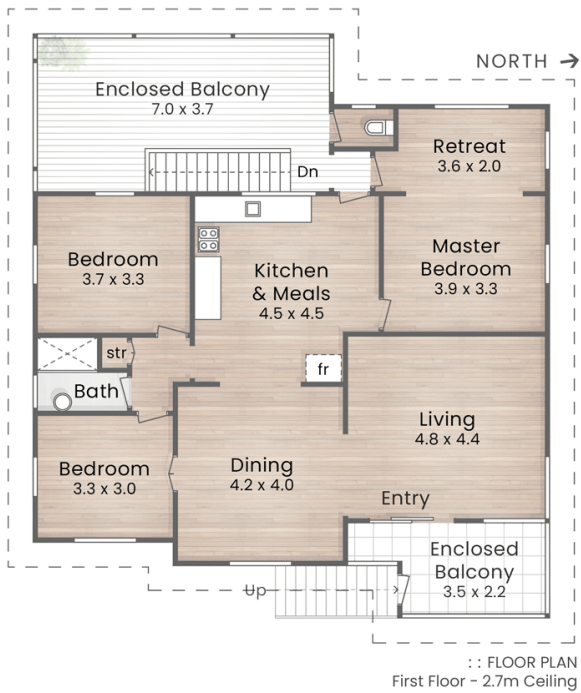
**LJ Hooker Property Partners 07 3344 0288**  
25 Pinelands Road, SUNNYBANK HILLS QLD 4109  
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



**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.



**LJ Hooker Property Partners**  
**07 3344 0288**



30 Mains Road  
SUNNYBANK

736m<sup>2</sup>

3 Bed

1 Bath

1 Car + Off-Street

Upper Internal 116m<sup>2</sup>

Lower Internal 119m<sup>2</sup>

Covered Externals 73m<sup>2</sup>

Total 308m<sup>2</sup>

**pd.c.**

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at: [www.puredesignconcepts.com.au](http://www.puredesignconcepts.com.au)