

Sunnybank, 33 Dixon Street

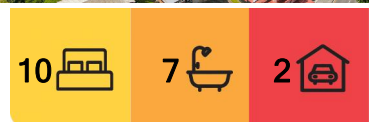
URGENT SALE! CONTRACT FAILED THROUGH

ONLY 33 DIXON STREET AVAILABLE NOW.

35 Dixon is currently under negotiation.

A rare opportunity to purchase both a residential and commercial parcel across two spacious titles, this prime Sunnybank pocket is a dream come true for investors looking to grow their portfolio!

- 33 Dixon Street: residential home behind on 1,516 sqm with a main residence, unit, and guest house
- Spacious main residence has 5 bed, 5 bath layout with multiple kitchen/kitchenettes
- Attached unit features 2 bedrooms, kitchen, and bathroom
- Separate guest house includes 3 bedrooms, kitchen, and bathroom
- Incredible potential with quality-built home and units for moving in, renting out, or simply landbank for your future plans (STCA)



For Sale
\$2.28M+

View
By Appointment

Contact
Kevin Ahn
0400 098 188
kevinahn@ljhsbh.com.au

Victor Lai
0450 836 288
victorlai@ljhpp.com.au



LJ Hooker Property Partners
07 3344 0288

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.

On 33 Dixon Street, the 1,516 sqm residential block is tucked away behind a long driveway, adding further privacy from the hustle and bustle to your spacious and relaxing oasis.

- 80 m to Sunnybank station
- 400 m to Sunnybank Saints Soccer Club
- 400 m to Jim Murdock Oval and Souths rugby league club
- 500 m to Les Atkinson Park
- 600 m to Sunnybank State High School
- 850 m to Sunnybank State School
- 1.7 km to Sunnybank Plaza and Market Square
- 1.7 km to Pinelands Plaza
- 14.3 km to Brisbane CBD

Starting with the prestigious residential block at 33 Dixon Street, tidy lawns and landscaping surround the paved driveway to the double-storey brick main residence. The garage has been converted into a fabulous guest house, with a single carport attached at the left, plus a separate detached carport housing an additional two vehicles for the main home, totalling in three undercover car spaces.

The incredibly flexible set up for this residential block means you could move straight in, easily accommodate for multiple generations, or potentially rent out separate units for an additional income while completely upholding your coveted privacy.

Constructed by Keith Price Construction back in the early 1990s with high quality finishes with some modern touches including lovely, renovated kitchens and bathrooms, the main residence begins with a covered front porch leading to the wide front entrance. Past the staircase you will find a flexible layout on the lower level, including three bedrooms, three living and dining spaces, a full-size modern kitchen, and one kitchenette. The master suite is on this floor with a walk-in wardrobe, spacious ensuite, and sliding external doors for added accessibility (perfect for elder relatives in a multi-generational household). An additional family bathroom also serves this space with ease.

There are multiple doors between living spaces so you can separate and set-up the layout to suit your personal needs.

Upstairs, another two bedrooms await, one with a massive private retreat and expansive corner ensuite with spa bath, plus access to a private kitchen/dining space. The other bedroom also features a personal ensuite and built-in wardrobes, with access to the other two upstairs kitchenettes and living areas - the options are endless!

Out the back of the property you will find a fantastic outdoor entertaining space, with more tidy landscaping, paved open-air and undercover patios, and a built-in barbecue area. This set up is perfect for hosting grand family get-togethers.

Also attached at the back of the main house is a self-contained unit with a separate entrance for added privacy. This space has two generously sized carpeted bedrooms each with built-in robes and access to both the full kitchen and bathroom.



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The guest house is simple and deceptively spacious, with three air-conditioned bedrooms or enclosed living areas, depending on your preference, a full kitchen with plenty of storage, and a bathroom boasting floor-to-ceiling wall tiles.

The commercial block at 35 Dixon Street features six units already housing multiple tenants so you can jump in with an immediate impressive rental income. Businesses include a dentist, massage clinic, therapist office, and three residential spaces.

Whether looking to purchase both the spacious residential block and lucrative business investment together, or perhaps you have a keen eye on just one title, this is an ultra-rare opportunity for the savvy investor. Get started today - call Kevin Ahn and Victor Lai to find out more!

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Sunday & Summer Property Specialists Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 56 653 127 701 / 21 107 068 020

More About this Property

Property ID	B32MF4R
Property Type	House
Land Area	1516 m2
Including	Air Conditioning Toilets (7) Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Kevin Ahn 0400 098 188

Agent/Independent Contractor | kevinahn@ljhsbh.com.au

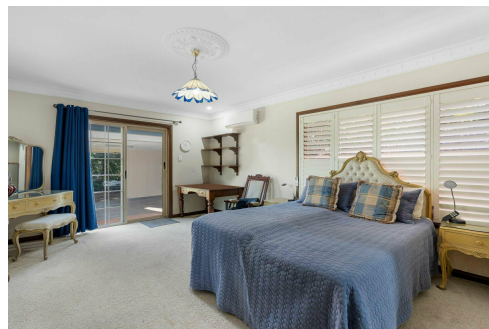
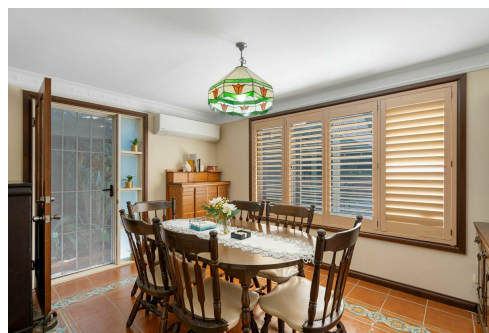
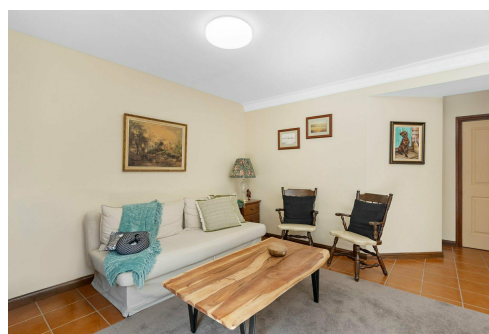
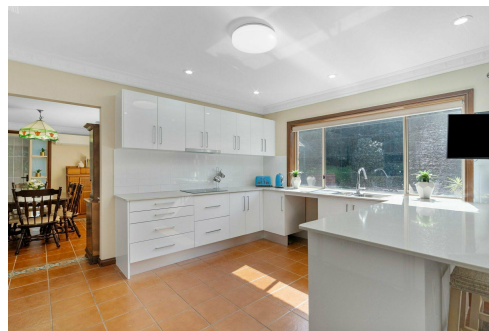
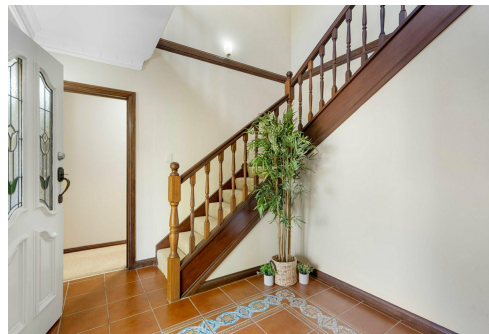
Victor Lai 0450 836 288

Business Development Manager | victorlai@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au

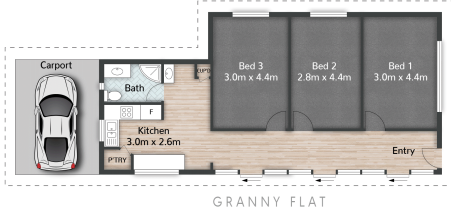
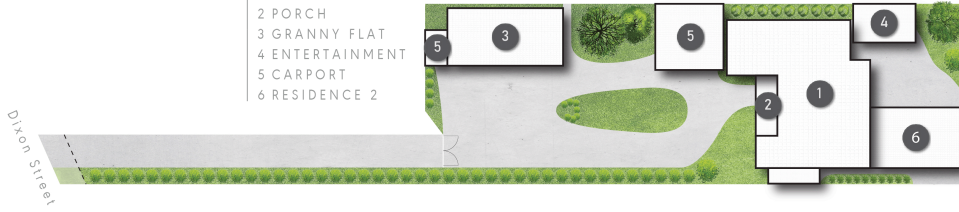


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LEGEND

- 1 RESIDENCE 1
- 2 PORCH
- 3 GRANNY FLAT
- 4 ENTERTAINMENT
- 5 CARPORT
- 6 RESIDENCE 2



33 Dixon Street **SUNNYBANK**

10 | 7 | 3 | 411m² | 1516m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.