

39 Marelda Street, Sunnybank

The Ultimate Sunnybank Lifestyle

Auction Location: Onsite & Online via Realtair

Imagine leaving your car keys on the kitchen counter, walking out your front door, and immersing yourself in the vibrant energy, world-class dining, and bustling shops of Market Square in less than three minutes. Welcome to 39 Marelda Street, where the pulse of Sunnybank's most famous lifestyle precinct meets a private, suburban sanctuary on a golden 640m² block.

Highlights:

- " Level 640m² prime land parcel situated in an elite residential precinct.
- Exceptional development upside with subdivision potential (STCA).
- Three spacious bedrooms fitted with built-in storage and internal climate control.
- Secure carport, side-access, and low-maintenance living.
- Premium school placement within the highly regarded MacGregor State School and Sunnybank State High catchment zone.
- 450m to Market Square, close to vibrant shopping, dining, entertainment, sports, and schools.

3 1 1

AUCTION

Sat 27th Jun @ 11:30AM

VIEW

Sat 13th Jun @ 11:00AM - 11:30AM

AGENTS

Gary Liu
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AGENCY

LJ Hooker Property Partners
07 3344 0288

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

Nestled in what locals widely consider one of the most convenient street on Brisbane's Southside, this solid brick-and-tile home places an enviable lifestyle literally at your doorstep. Skip the parking hassle altogether because you are a mere 450 metres from the vibrant Market Square, 900 metres from Sunnybank Plaza, and just a short commute to Westfield Garden City.

For families who love to stay active, Saturday morning sports are effortless, with the home sitting just 500 metres from the Macgregor Cricket Club, 600 metres from the Macgregor Netball Association, and 900 metres from the Sunnybank Rugby Union Club. Furthermore, you can secure your children's future with immediate access to top-tier schooling, as this address falls directly within the highly coveted MacGregor State School and Sunnybank State High School catchments.

Behind the classic, enduring brick facade lies a beautifully maintained, lowset three-bedroom, one-bathroom residence designed for seamless family living or effortless rental returns. Inside, the comfort of split-system air conditioning keeps the home crisp all year round, while the spacious bedrooms feature sleek built-in robes.

Beyond the immediate charm of the residence lies an extraordinary wealth-building asset. Here, the size, shape, and unique positioning of this 640m² block unlock immense future value, allowing savvy buyers to landbank, rent out, or explore subdivision options to capitalise on the area's explosive growth.

Opportunities on the tightly held Marelda Street do not wait for latecomers. Cross every other property off your watch list because this is the blockbuster opportunity you have been waiting for. Contact Gary Liu and Ana Wang today to arrange your inspection before the gavel falls.

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MORE DETAILS

Property ID	B4U8F4R
Property Type	House
Land Area	640 m2
Including	Air Conditioning Toilets (1) Courtyard Floorboards Built-in-Robes

Gary Liu 0450 996 996

Agent | garyliu@ljhpp.com.au

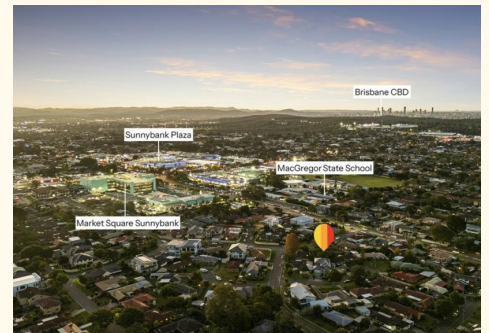
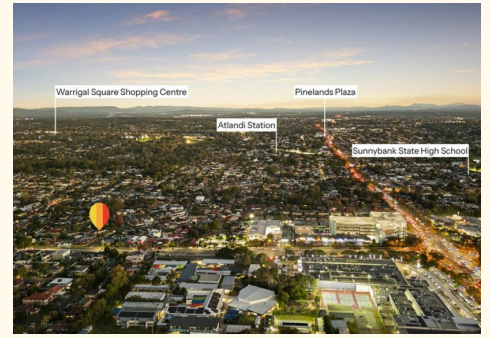
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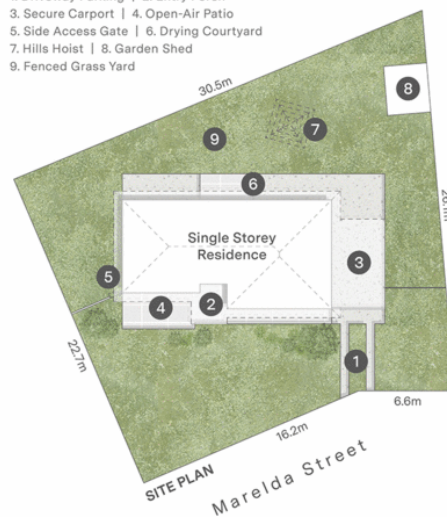
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NORTH ←



- 1. Driveway Parking | 2. Entry Porch
- 3. Secure Carport | 4. Open-Air Patio
- 5. Side Access Gate | 6. Drying Courtyard
- 7. Hills Hoist | 8. Garden Shed
- 9. Fenced Grass Yard



39 Marelda Street Sunnybank

Internal 99m² | Patio & Porch 18m² | Carport 23m²



Ana Wang 0416 077 890
Gary Liu 0450 996 996

- 640m² Land Size
- 3 Bed
- 1 Car + Off-Street
- 1 Bath

Total 140m²

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