



LJ Hooker Property Partners



## Sunnybank, 52 Jacinda Street

### Big Prospects: Corner Block Lowset in Sunnybank Central

Surrounded by delightful parks and open green spaces, and walking distance to city-bound buses, Macgregor State School, Market Square and Sunnybank Plaza, this solid brick 3-bedroom lowset presents a multitude of different opportunities: a quick ticket to a steady rental income stream; a move-in ready family home close to all of Sunnybank's famed amenities; or perhaps the bones of a reimagined version of the original or the site of a whole new development (STCA).

#### Key Features:

- Coveted corner block of 685m2 with park aspect and a 33.8m frontage to Vanessa Street
- Current house: living/dining, kitchen, 3 beds with BIRs, main bathroom, laundry, 2 car garage
- Concrete flooring, big kitchen with gas cooker, main bath with shower & tub, ceiling fans
- Stroll to local shops/eateries/parks + quick drive to Westfield Mt Gravatt (7 mins), M1 (14)
- Walk to 5-star local sporting community facilities: netball, cricket, rugby union, BMX,



**For Sale**  
Contact Agent

**View**  
By Appointment

**Contact**  
**Emily Xiong**  
0401 056 588  
emilyxiong@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.



tennis

Deep in the heart of Sunnybank - a suburb long coveted by families and renters, as well as savvy investors who recognise the areas continuing growth thanks to ongoing improvements to infrastructure and public transport connections - 52 Jacinda Street has everything at its doorsteps. Step out the front door and, whatever direction you take, you'll hit a leafy park, playground or nature reserve in no time - with the Sunnybank Community & Sports Club just across McCullough Street. In the car, you can reach the supermarkets, speciality stores, cinema and an array of restaurants at Sunnybank Central in a minute or 2 at most - or be merging onto the M1 and on your way to the airport or coast in less than 15 minutes.

- Across from Jacinda St Playground
- 550m to Yimbun Park
- 850m to Sunnybank Community & Sports Club
- 1km to city-bound bus stop (155)
- 1.3km to Market Square
- 1.3km to Macgregor State School
- 1.5km to Sunny Park Shopping Centre
- 1.6km to Altandi train station
- 1.7km to Sunnybank State High School
- 1.8km to Sunnybank Plaza
- 2.1km to Westfield Mt Gravatt
- 3.5km onto M1 (Gateway Motorway)

With a location this good, you can be assured that any additional funds you put into this property, whether it's to renovate and extend the existing home or to realise an all-new contemporary abode for yourself or to on-sell (STCA) - will be money well spent!

As it is, the current lowset has a sturdy solid brick structure and a layout offering a combined living/dining room, functional kitchen with a gas cooker and dining bar, 3 bedrooms with generous closet space, a main bathroom with shower, tub and separate toilet, a laundry, and an over-sized double garage. Not a bad start and certainly with move-in or rent potential - especially after some cosmetic interior updates like fresh flooring.

The big drawcards must be the size and location of this block though. Substantial at 685m<sup>2</sup>, it wraps around Jacinda Street, and runs well up into Vanessa Street - another serene, leafy suburban thoroughfare. Standing in the parklands on Jacinda and looking up to the house, sitting behind its expansive lawns, you can start to picture what could happen here - be it an extension or a more energy-efficient home that better capitalises on the park views on offer (STCA).

Opportunities to get a foothold in Sunnybank with a block that has such immense development potential as this, don't hit the market often. Contact Emily Xiong for a chat about what options lie before you here and inch closer to your property dreams!

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Asia-Pacific Group (Australia) Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property



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Partners

ABN 39 831 978 227 / 21 107 068 020

## More About this Property

<b>Property ID</b>	B270F4R
<b>Property Type</b>	House
<b>Land Area</b>	685 m <sup>2</sup>
<b>Including</b>	Toilets (1)

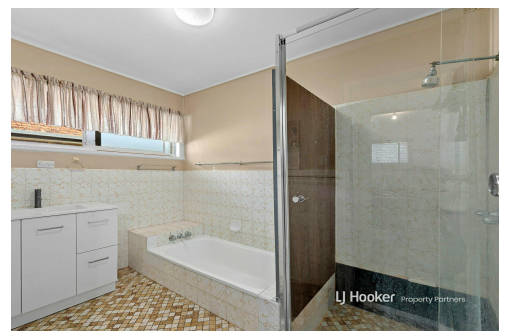
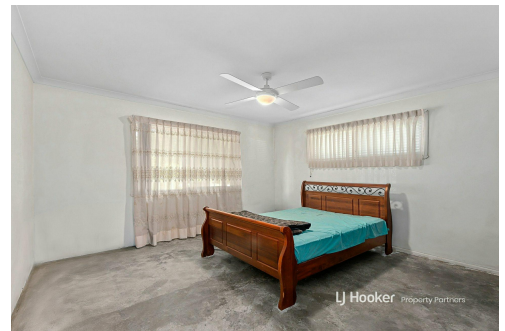
**Emily Xiong 0401 056 588**

Agent/Independent Contractor | [emilyxiong@ljhpp.com.au](mailto:emilyxiong@ljhpp.com.au)

**LJ Hooker Property Partners 07 3344 0288**

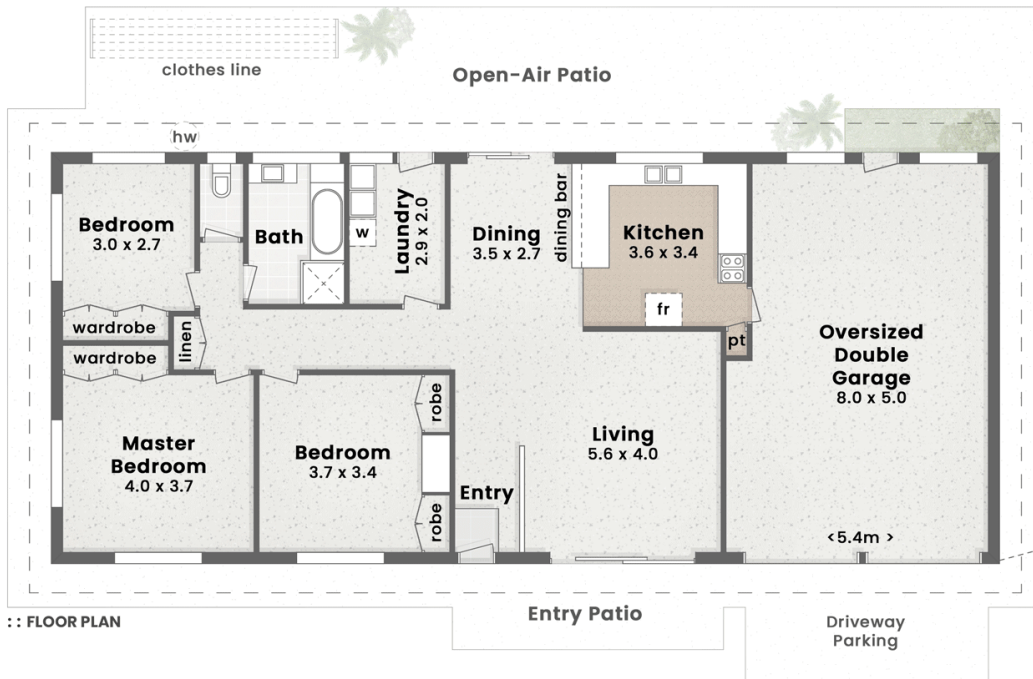
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)



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52 Jacinda Street  
**SUNNYBANK**

685m<sup>2</sup>   3 Bed   1 Bath   2 Car + Off-Street

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**Total Internal Area 165m<sup>2</sup>**  
Open-Air Patios 63m<sup>2</sup>

**pdc.**