



LJ Hooker Property Partners



## Sunnybank, 6 Cresswell Street

SOLD BY GARY LIU & MILLY YANG



Sporting a shiny white interior after a mini-makeover, this single storey 3-bed brick home is certainly move in or rent ready, but it's what the future could bring (STCA) that makes this prime holding in the heart of Sunnybank so attractive.

Highlights:

- Big block with expansive frontage opens doors to so many design options for a new home (STCA)
- Idyllic north-facing rear outlook should you plan for a pool in the new backyard (STCA)
- 400m to train station, short walk to Mains Rd bus stops, dog park & a 5 drive to Sunnybank Central
- Existing 3-bed lowset has a tiled kitchen/living/dining, double garage, covered patio to large rear yard
- Updates to house: fresh interior paint, new LED lights and new bathroom fittings

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B29PF4R](http://ljhooker.com.au/B29PF4R)

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**LJ Hooker Property Partners**  
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If you're eyeing this one just for the land, we don't blame you. Who wouldn't want to live so close to Sunnybank's vibrant retail and restaurant scene - home to Sunnybank/Pinelands Plaza and Market Square - and be zoned for Macgregor State School and Sunnybank State High. Plus, these quiet back streets are seeing more and more energy-efficient, high comfort contemporary homes going up - so you'll be in fine company!

STCA, this could be the site for your dream build, and the generous dimensions of this block pave the way for a myriad of exciting design options to explore.

As is though, you can pick up a vacant, ready to reside or rent out, solid brick home with a fresh interior, double garage and easy to care for low maintenance lawns. The convenient location is a stone's throw from city and coast-bound public transport and a short drive to a sociable shopping precinct, will attract tenants like bees to honey, if you're not planning to move in, rental demands in the area are strong!

The home's tiled interior fresh and bright thanks to the lick of paint and new LEDs, combined with the natural light that pours through large, screened window backs onto the sliding door to the covered alfresco patio.

The front lounge has a split system A/C and the central kitchen, which looks over its breakfast bar to the dining area, has ample storage and an electric cooker/oven. All the bedrooms have BIRs, and the main modern bathroom is low fuss with easy to clean fixtures.

If you want to secure a slice of the south you can put your own spin on (STCA), this is a contender.

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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## More About this Property

<b>Property ID</b>	B29PF4R
<b>Property Type</b>	House
<b>House Size</b>	182 m <sup>2</sup>
<b>Land Area</b>	658 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (1) Built-in-Robes Fully Fenced Solar Hot Water

**Gary Liu 0450 996 993**

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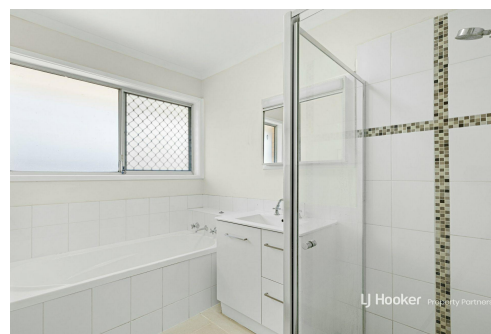
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