







72 Ardargie Street, Sunnybank

Reimagine this solid brick home & capitalise on its top location!

Auction Location: Onsite and Online via Auctions Live

It's not hard to imagine how this 4-bedroom single-storey home could be elevated to lofty new heights with a smart renovation - an investment that would create comfort and contemporary flair but also add value to what is already a prime 911m2 site in Sunnybank's prized heartland.

Highlights:

" First time offered to the market —a rare opportunity on a prime 911m² Sunnybank allotment
" 4-bed brick lowset, original décor, 2 living areas, functional kitchen, 2 bathrooms (1 ensuite)
• Spacious lounge & dining area + a 2nd living hub with raked ceilings/exposed timber beams
• Double lock-up garage, covered outdoor patio, security screens/mesh door, rainwater tank
• Huge backyard ready for keen gardeners or maybe a house extension/patio upgrade (STCA)
• Generous 911m2 allotment with potential for future subdivision (STCA)

4 2 2

AUCTION
Sat 21st Nov @ 12:30PM

VIEW
Sat 7th Nov @ 12:00PM - 12:30PM

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- Sub-10 min walk to Pinelands Plaza shops/eats, 2 primary schools, & buses or trains to town

Whether you're an investor focused solely on future gains or an owner-occupier looking for a renovation project, this is an excellent opportunity to secure a generous 911m2 slice of blue-chip land in a walk-everywhere pocket of Sunnybank that's particularly attractive to families.

Tucked in off Mains Road, 72 Ardargie Street is only a 5-minute walk to Runcorn State School and Our Lady of Lourdes Primary, a 5-minute bike ride to Sunnybank State High, and 8-minutes on foot to Altandi station - very handy if you're sending the kids to private options closer to town, like Sommerville House or St Laurence's College. Just as convenient is having bustling Pinelands Plaza 5-minutes' walk from your front door for easy shopping runs and weeknight bites or stroll 500m to catch a bus up to Sunnybank Plaza for a movie or more eateries at Market Square.

What you have onsite now is a solid brick 4-bedroom home with good bones but crying out for at least a décor update. Starting points could be a repaint and new flooring but you could go further by renovating the current functional, but dated, kitchen. Same goes with the 2 bathrooms, including the master ensuite, which each have original tiling, fixtures and fittings, but are both sizeable spaces with endless potential. Along with a roomy lounge and dining area, there's a second living hub with lovely high raked ceilings and exposed timber beams - another area to get creative in!

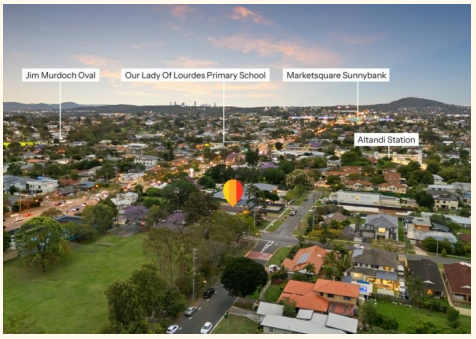
The generous 911m2 allotment also offers potential for future subdivision (STCA). The backyard is expansive and currently viewable from a covered outdoor patio under the main roof of the house. With so much space to play with, there's scope to explore adding value to the property with elevated landscaping or extending the house/upgrading the alfresco entertaining set-up (STCA).

Whatever move you make, this location will always be a winning feature. Act fast to secure this one.

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MORE DETAILS

Property ID	B5G4F4R
Property Type	House
Land Area	911 m2
Including	Ensuite
	Study
	Toilets (2)
	Alarm
	Courtyard
	Workshop
	Built-in-Robes
	Secure Parking
	Water Tank











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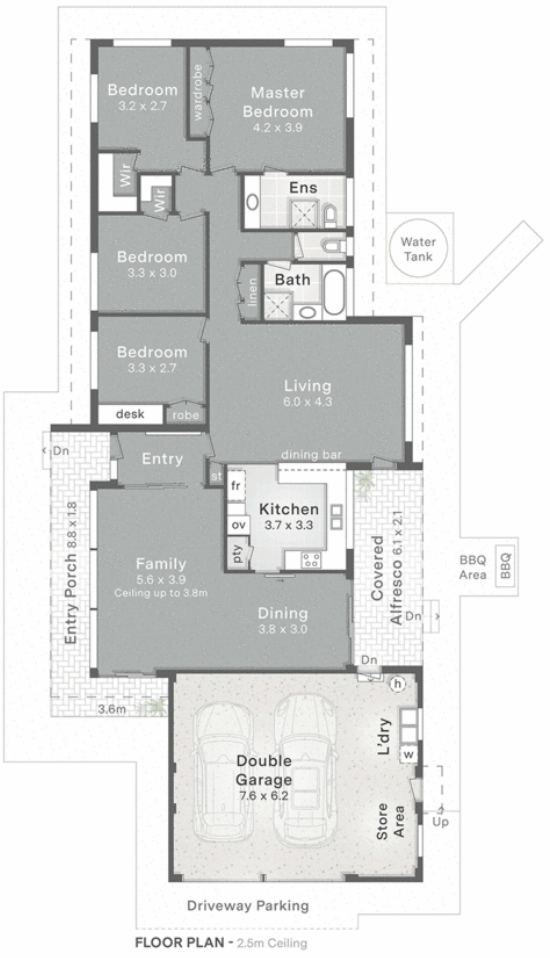
72 Ardargie Street
Sunnybank

- 911m² Land Size
- 4 Bed
- 2 Bath
- 2 Car + Off Street

Internal 219m²
Alfresco & Porch 27m²
Total 246m²
Greenhouse 30m²

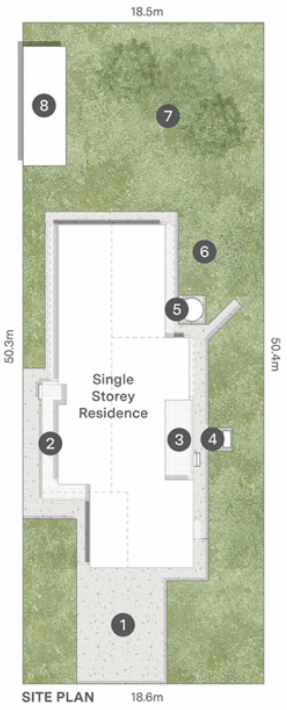
FloorScape

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FLOOR PLAN - 2.5m Ceiling

1. Driveway Parking
2. Entry Porch
3. Covered Alfresco
4. BBQ Area
5. Water Tank
6. Hills Hoist
7. Grass Yard
8. Greenhouse (9.1 x 3.3)



SITE PLAN

Ardargie Street

NORTH

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