

Sunnybank, 76 Woff Street

SOLD BY THE FLORENTZOS TEAM

Opportunities like this don't come around often! This sprawling 1012m² property in the heart of Sunnybank offers endless potential, whether you're a renovator looking to restore its charming character, a developer exploring subdivision potential (STCA), or a family seeking land to build their new home.

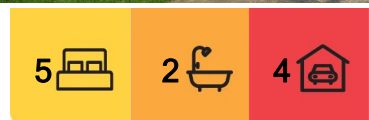
Tucked away in a peaceful cul-de-sac and backing onto lush parklands, this is a rare chance to secure a blue-chip block in a sought-after location.

Features at a Glance:

- 1,012m² of land with an original post-war timber cottage
- Nature lovers' retreat - no adjoining neighbours, surrounded by parklands
- Easy walk to buses, trains, shops, schools, and playgrounds
- Spacious 5-bedroom layout with 2 bathrooms & 4-car accommodation
- Great entry-level home in Sunnybank's competitive market



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.



For Sale
Please Call

View
ljhooker.com.au/B2XYF4R

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LJ Hooker Property Partners
07 3344 0288

Step inside and discover the charm of a bygone era, with high ornate ceilings, decorative cornices, and timber-framed windows showcasing the home's unique character. The layout offers five well-proportioned bedrooms, a central living and dining area, and a functional kitchen with casual meals space, all ready for a modern transformation.

The sprawling backyard is a standout, backing onto lush parklands with no neighbouring properties, offering a sense of peace and seclusion rarely found in suburban settings. Whether you're looking to restore, renovate, rebuild, or subdivide (STCA), this home offers endless possibilities.

For those needing ample vehicle accommodation, the property features a double garage with workshop, plus two additional carports, providing plenty of room for cars & trailers.

Situated in the heart of Sunnybank, you'll enjoy convenient access to transport, shopping, and schools. The property is within walking distance to buses and trains, making commuting a breeze, while local shopping precincts, playgrounds, and reputable schools are just moments away.

Other location features include:

- Surrounded by & backing onto Les Atkinson Park
- 1 min walk to Jim Murdoch Oval
- 2 minutes to Runcorn State School & Pinelands Plaza
- 3 min drive to Sunnybank Train Station
- 5 min drive to Market Square & Sunnybank Plaza
- Near quality schools, Griffith Uni & QEII Hospital

This is your chance to secure a piece of Sunnybank's booming market. Whether you restore its charm, design your dream home, or explore development options, the potential is endless.

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L
T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020

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More About this Property

Property ID	B2XYF4R
Property Type	House
Land Area	1012 m2
Including	Air Conditioning Toilets (2) Deck Built-in-Robes Secure Parking

Peter Florentzos 0414 311 526

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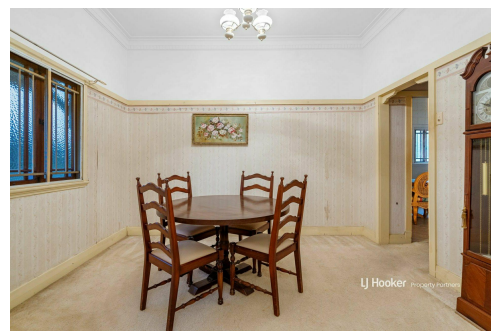
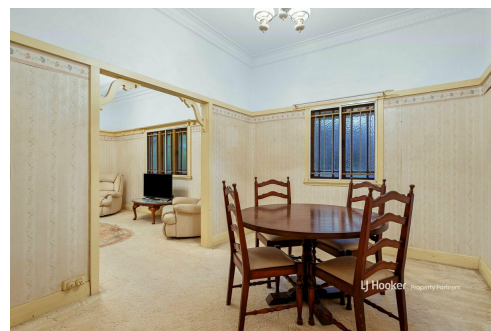
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76 Woff Street **SUNNYBANK**

5 | 2 | 4 | 225m² | 1012m²

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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.

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