



5 Sutton Street, Victoria Point

INTRODUCE YOUR CREATIVITY AND REALISE ITS POTENTIAL

This property is absolutely bursting with potential a dream opportunity for anyone with big ideas and bold vision! Whether you're a first home buyer with mates in the trades, a savvy investor chasing instant upside, or searching for a rock solid rental in a high demand pocket, this one is a waiting for you.

Sitting proudly on a 734sqm corner block with rare double side access, this 3 bed, 1 bath, 1 car low set brick home delivers two living spaces and an incredible foundation to transform into something truly special. The owners are ready for their next chapter, and while the home is unfinished, a massive amount of the heavy lifting has already been done leaving the exciting part for you.

What's already completed will impress:

- Brand new designer two tone kitchen by Bayside Cabinets with Pine4apple stone tops, soft close cabinetry, modern resin sink and new electric appliances
- New laundry cabinetry with granite sink
- Stylish Corinthian sliding robe doors with full length mirror in all bedrooms
- Ceiling fans and air conditioning units installed
- Loads of space for a granny flat, pool, garage or shed
- Versatile garage ready to convert into extra living and bathroom or

3 1 1

FOR SALE

Offers Over \$899,000

VIEW

By Appointment

AGENTS

Paul Jackson
0435 870 783
pjackson@ljhpropertycentre.com.au

AGENCY

LJ Hooker Property Centre
(07) 3286 2500

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.



revert to a single car space

- Rear covered entertainment area perfect for weekend BBQs and relaxed gatherings

For complete peace of mind, most quotations are available for the remaining finishing touches ceilings, a couple of walls and cornices, insulation, bathroom and toilet tiling, vinyl plank flooring throughout, and a garage door if you choose to add one. Leaving the personal touches of choices for the bathroom furniture to you.

Once completed, this home will offer excellent street appeal, fresh modern interior, and give you exceptional long term value.

Opportunities with this much upside don't come around often.

Victoria Point is renowned for its residential prestige, strong community spirit, and consistent property value appreciation. Families are drawn to the established lifestyle, while investors recognize the enduring appeal and robust market demand that characterizes this suburb.

Bus stops, schools and shops are all within easy reach, the local beach front, boat ramp and coastal walks also minutes away.

Call me for a private inspection or check the upcoming Open Home times.

Disclaimer: Whilst every effort has been made to ensure the information contained in this advertisement is true and accurate, no representation or warranty is given as to its accuracy, reliability, or completeness. Prospective purchasers should make their own enquiries and satisfy themselves as to any aspect of the property or information contained herein. We accept no responsibility and disclaim all liability in misstatements contained in this advertisement.

Some images used in this advertisement may have been digitally enhanced and/or may include virtual furniture or styling for illustrative purposes. Such images are intended to assist prospective purchasers in visualising the property and may not accurately represent the property's current condition, presentation, fixtures, fittings, or inclusions. Prospective purchasers are encouraged to inspect the property and make their own enquiries regarding its condition and inclusions.

Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

MORE DETAILS

Property ID	BUH3F2S
Property Type	House
Land Area	734 m2
Including	Air Conditioning

Paul Jackson 0435 870 783

Independent Contractor - Walkitoff Pty Ltd |
pjackson@ljhpropertycentre.com.au

LJ Hooker Property Centre (07) 3286 2500

152-164 Shore St West, Raby Bay, Brisbane QLD 4163
propertycentre.ljhooker.com.au | hello@ljhpc.com.au





5 Sutton Street, Victoria Point

Covered Area: 159m²

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.