



4 Sumner Place, Carindale

4 3 2

## A Serene Cul-de-Sac Escape in Mansfield High Catchment

Tucked away in a peaceful, family-focused cul-de-sac on a generous 719sqm corner parcel, this beautiful residence is a family haven designed for effortless modern living. It radiates a gentle sense of calm and refinement, offering seamless indoor-outdoor connection and a coveted lifestyle of convenience and educational excellence within the Mansfield State High School catchment.

### Top 5 Features

- Unrivalled Privacy: A large 719sqm corner block nestled in a whisper-quiet cul-de-sac, providing a secure and serene environment for your family.
- Effortless Gatherings: An expansive open-plan living zone centered around a sophisticated stone-top kitchen with a statement island bench--the perfect heart for connection.
- Resort-Inspired Retreat: Spend sun-soaked afternoons by the sparkling pool, visible from the covered alfresco terrace, creating a true haven for relaxation and play.
- Thoughtful Comfort: Four restful bedrooms plus a dedicated study, including a luxurious master suite designed as a quiet escape with a walk-in robe and modern ensuite.
- Prime Connectivity & Education: Enjoy the convenience of being

**FOR SALE**

Please Call

### AGENTS

Emily Xiong  
0401 056 588  
emilyxiong@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

just minutes from Westfield Carindale and Pacific Golf Club, all while securing coveted access to the Mansfield State High School catchment and swift links to the Gateway Motorway.

Embraced by secure fencing and lush, easy-care landscaping, this renovated lowset residence exudes a quiet confidence and contemporary appeal from the street. Positioned proudly on a substantial 719sqm corner block in a tranquil cul-de-sac, it offers both privacy and expansive frontage, creating a warm, inviting welcome for family and guests alike.

Step inside and feel instantly at ease as the spacious living room flows gracefully off the entry--a beautiful, sun-drenched space ideal for quiet conversation or simply unwinding. This area leads seamlessly into the expansive open-plan family and dining zone at the heart of the home, where continuous tiled floors and a soothing neutral palette underscore the feeling of light and connection. Thoughtfully composed for modern comfort, this generous central area effortlessly accommodates both vibrant family life and larger gatherings.

Within, a spacious living area flows off the entryway with sunlight spilling across the continuous tiled floors. Beyond, the home opens into the central, expansive open-plan family and dining zone, forming the vibrant heart of the residence, while wide glass sliders signal the seamless transition to the outdoors.

Centrally positioned, an oversized island bench offers a natural gathering point for morning coffees while ample bench space, sleek stone tops, and a seamless connection to the dining area make entertaining effortless.

The accommodation is beautifully composed, with four generous bedrooms, dedicated study and three well-appointed bathrooms wrapping around the central living space. All bedrooms are designed for year-round comfort with air conditioning and include practical built-in robes. The indulgent master suite provides a true, sanctuary, complete with a generous walk-in robe and a modern ensuite that delights with dual showerheads.

Sliding doors from the living zone open directly onto the large, covered alfresco terrace, creating a seamless space perfect for dining, celebrating, or simply relaxing while overlooking the fun. Adjacent, the shimmering pool invites leisurely afternoons. The fully fenced yard offers peace of mind for families with children or pets, framed by neat, low-maintenance gardens.

This beautiful setting is complemented by practical additions, including a dedicated laundry room with ample storage, a remote-controlled double garage with extra storage, and a solar system for sustainable, efficient living.

Nestled in a leafy, tranquil pocket of Carindale, this address is about savouring time together and securing a brilliant future. It proudly places you within the coveted Mansfield State High School catchment and just 1.1km from Citipointe Christian College.

Beyond education, everyday ease is guaranteed: enjoy nearby parks, a quick 5-minute drive to Pacific Golf Club, and only 7 minutes to the sophisticated shops and dining of Westfield Carindale. With effortless access to nearby bus stops and the Gateway Motorway, this tranquil haven offers the perfect balance of peaceful living and complete connectivity.

This exceptional property perfectly balances tranquil retreat with absolute family convenience. Don't miss this rare opportunity to

secure a beautiful residence in a premium Carindale pocket.

Asia-Pacific Group (Australia) Pty Ltd with Sunnybank Districts P/L  
T/A LJ Hooker Property Partners  
ABN 39 831 978 227 / 21 107 068 020

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

## MORE DETAILS

Property ID	B3VCF4R
Property Type	House
Land Area	719 m <sup>2</sup>
Including	Air Conditioning Pool Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage



**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)



1. Driveway Parking | 2. Entry Porch  
3. Side Gate Access (3.2m Wide)  
4. Secure Trailer Parking | 5. Entertaining Alfresco  
6. Swimming Pool | 7. Garden Shed  
8. Clothes Lines | 9. Side Access Gate  
10. PV Solar Panels | 11. Solar Pool Heating



#### 4 Sumner Place Carindale

→ 719m<sup>2</sup> Land Size      → 4 Bed  
→ 2 Car + Off-Street      → 3 Bath

Internal 247m<sup>2</sup> | Alfresco, Patio & Porch 46m<sup>2</sup>

Total 293m<sup>2</sup>



Emily Xiong 0401 056 588

**DISCLAIMER:** This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of FloorScape. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by FloorScape & is subject to strict copyright. No ownership is taken of building design. Find out more at [floorscape.au](http://floorscape.au)

