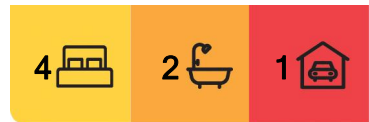


## Parkinson, 18 Byrony Place

SOLD BY THE FLORENTZOS TEAM



Presenting a beautifully renovated family retreat in one of Parkinson's most desirable cul-de-sacs. Positioned within the elite Stretton College catchment, this stylish home offers a perfect mix of modern living and family convenience. With an open-plan design, separate living areas, and fabulous outdoor entertaining spaces, it's a move-in-ready haven close to parks, shopping, and city transport.

### Property Features at a Glance:

- Prime location in the Stretton College Catchment, with easy access to parks, shopping, and city buses.
- Fully renovated with a modern kitchen and bathrooms featuring stone benchtops, pendant lighting, and premium stainless steel appliances.
- Open-plan living zones and a separate rumpus/media room with a bay window, offering space for every occasion.

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2JYF4R](http://ljhooker.com.au/B2JYF4R)

**Contact**  
**Peter Florentzos**  
0414 311 526  
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**Ling Li**  
0403 192 378  
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**LJ Hooker Property Partners**  
07 3344 0288

**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.

- Spacious master suite with ensuite and a versatile workshop/home office with its own entrance.
- Easy-care outdoor entertaining areas, including a large patio and a raised deck perfect for gatherings.

Inside, the home's clever layout maximises both functionality and style. At the heart of the home you'll find the gourmet kitchen, featuring high-end stone benchtops, a large island counter, quality appliances, and pendant lighting, along with a handy butler's pantry that adds valuable storage and prep space. Flowing seamlessly from the kitchen, the open-plan living and dining areas create lots of inviting space for family time and entertaining.

For those seeking a unique business opportunity or a creative cooking space, the second garage has been thoughtfully converted into a fully equipped commercial kitchen. With its own private entry, this setup is ideal for home business owners, aspiring chefs, or anyone looking to run a baking or catering business from the comfort of home.

A separate lounge or media room with a charming bay window looking out to the front of the house offers extra space for family gatherings or movie nights, while the master suite provides a peaceful retreat complete with its own stunning modern ensuite.

Step outside to an entertainer's dream, with multiple areas designed for year-round enjoyment. On one side, a spacious covered patio invites alfresco dining and relaxed outdoor living, while lush, manicured lawns provide plenty of room for kids and pets to play. On the other side, a raised, covered deck offering a perfect spot for lounging, barbecues, and entertaining. Thoughtful landscaping and tropical greenery create a private oasis, transforming this backyard into a peaceful escape and a space for memorable gatherings.

#### Additional Features:

- 6.6 kW solar system for energy savings
- Air conditioning for year-round comfort
- Fully fenced yard with a shed and single garage
- Peaceful, private cul-de-sac location
- Garden shed storage
- Beautifully renovated bathrooms with floor-to-ceiling tiles and quality finishes
- Move straight in or rent out

Nestled in a tranquil suburban pocket of Parkinson, this residence promises a lifestyle where serenity and convenience coalesce. A leisurely amble away lies a tapestry of parklands, the buzzing local bus network, and the Parkinson Aquatic Centre, creating an idyllic setting for family life. Retail therapy is just a swift drive to nearby shopping destinations, with easy access to the Gateway and Logan motorways ensuring quick commutes and spontaneous day trips. Families will delight in falling within the Stretton College catchment, offering exemplary education from prep to year 12.

This residence combines luxury, convenience, and a rare business opportunity within a premium location. To explore all this exceptional home has to offer, contact Peter Florentzos or Ling Li today.

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L  
T/A LJ Hooker Property Partners



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## More About this Property

<b>Property ID</b>	B2JYF4R
<b>Property Type</b>	House
<b>Land Area</b>	714 m <sup>2</sup>
<b>Including</b>	Ensuite Study Air Conditioning Toilets (2) Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Solar Panels Water Tank

**Peter Florentzos 0414 311 526**

Partner and Agent/Independent Contractor | peterflorentzos@ljhpp.com.au

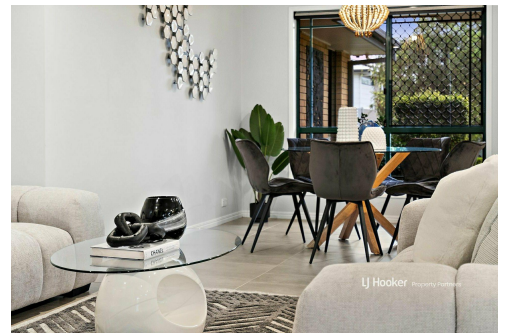
**Ling Li 0403 192 378**

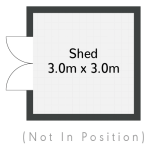
Buyer Concierge to Peter Florentzos | lingli@ljhpp.com.au

**LJ Hooker Property Partners 07 3344 0288**

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

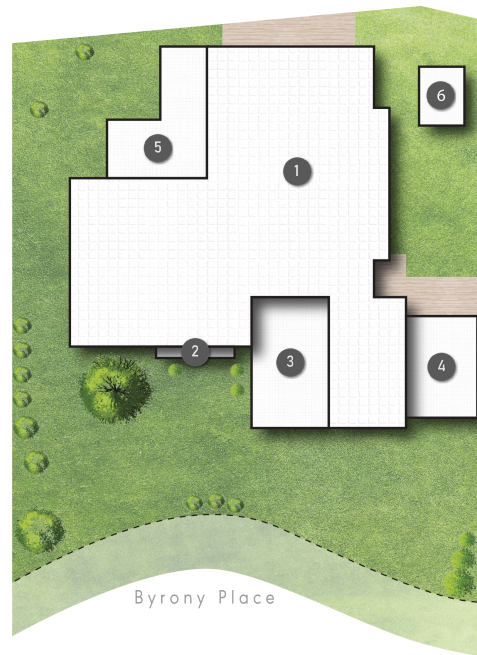
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**LEGEND**

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 DECK
- 5 PATIO
- 6 SHED



18 Byrny Place **PARKINSON**

4 | 2 | 1 | 257m<sup>2</sup>

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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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