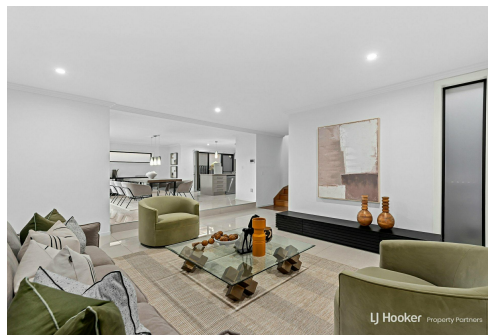
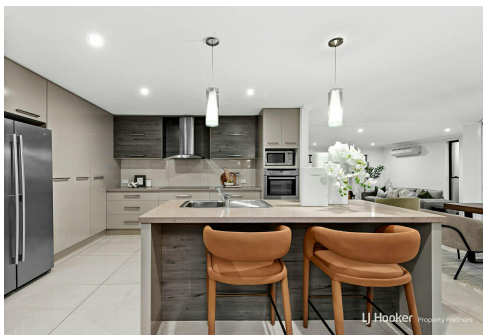


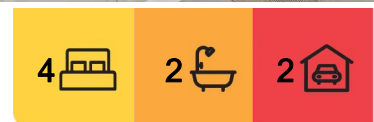


LJ Hooker Property Partners



## Rochedale, 36 Skyview Avenue

SOLD BY EMILY XIONG



Positioned in one of Rochedale's premium southern enclaves, this stunning four-bedroom-plus-study family retreat on a low-maintenance block offers a harmonious mix of luxury and elegance. With multiple spacious living areas crafted for both refined hosting and relaxed family gathering, this exquisite home is designed to impress. At its core is a huge, sophisticated kitchen with a stone waterfall island, stylish cabinetry, and high-end appliances--perfect for both avid home chefs and entertainers. Set along a beautiful, wide street, this residence provides an ideal location within strolling distance to parks (including dog parks), buses, shops, childcare centres, and renowned schools.

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2KMF4R](http://ljhooker.com.au/B2KMF4R)

**Contact**  
**Emily Xiong**  
0401 056 588  
[emilyxiong@ljhpp.com.au](mailto:emilyxiong@ljhpp.com.au)

### Key Features:

- Sensationally crafted four-bedroom-plus-study family haven with low-maintenance block
- Expansive and elegant layout with multiple living areas for upscale relaxation or hosting
- Designer kitchen with stone waterfall counters, a dining bar, extensive storage, and a



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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.

dishwasher

- Sought-after Rochedale location with an ideal southerly aspect on a wide, picturesque street
- Walking distance to parks, buses, shopping, childcare, and highly regarded schools

On a gorgeous, wide street lined with modern, upmarket residences, this grand double-storey home stands proud with a sleek frontage. A rendered fence offers privacy for the easy-care front courtyard, while a long driveway leads to the double garage. The timber-decked pathway merges seamlessly with the entry deck, guiding you through the illuminated portico--a discerning touch for both residents and guests.

Inside, the contemporary layout unfolds gracefully, offering a bright and elegant atmosphere throughout. The tiled foyer exudes sophistication, complete with a built-in seat where you and your guests can relax before exploring the rest of the home.

From here, step down into a thoughtfully designed study space, ideal for working from home or supervising children's studies. This study area flows into a spacious dining room illuminated by chic pendant lights, perfect for hosting intimate dinners or grand gatherings. Beyond the dining room lies the expansive sunken lounge, a relaxed space featuring a built-in TV unit for laid-back evenings.

Foodies and entertainers alike will appreciate the stunning kitchen, equipped with gleaming waterfall stone countertops, endless neutral cabinetry, and an island bench adorned with striking pendant lights that double as a sophisticated dining bar. A large pantry ensures easy access to essentials, while modern electric appliances, including a dishwasher, make cooking here a true pleasure.

Two sets of wide sliding doors provide a seamless indoor-outdoor transition, opening to two open-air decks ideal for stylish alfresco gatherings. These decks sit within a pebbled, fenced, low-maintenance backyard, offering you more time to enjoy life without the hassle of extensive upkeep.

The thoughtful layout includes a guest bedroom downstairs, located conveniently near the foyer, making it ideal for visiting relatives or teenagers.

Ascend the elegant timber staircase, illuminated by pendant lighting, to reach the upper level. Here, three additional carpeted bedrooms surround a spacious rumpus area--perfect as a teen retreat or play area for younger children.

Each upstairs bedroom is fitted with built-in robes, while the master suite includes a luxurious walk-through robe and an ensuite with dual vanity, a large frameless rainfall shower, and gleaming floor-to-ceiling tiles. An equally glam shared bathroom with a bathtub, shower, and separate water closet serves the other bedrooms.

Additional Features:

- Internal laundry and downstairs powder room
- Under-stair storage
- Air conditioning throughout
- Side access gate



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Located in a prized Rochedale enclave, this property is perfectly positioned close to an array of local amenities. Residents enjoy easy access to parks, bus stops, shops, and top-notch educational facilities, making it an ideal choice for families and professionals alike. A short drive takes you to Westfield Mt Gravatt, major motorways, and other conveniences, ensuring everything you need is within reach.

- 350 m to bus stop
- 450 m to Pask Family Park
- 550 m to Rochedale Village
- 1.2 km to Rochedale Central
- 1.2 km to Sunkids Rochedale
- 1.2 km to Rochedale State School
- 1.7 km to Redeemer Lutheran College
- 2.8 km to Rochedale State High School
- 5 km to Westfield Mt Gravatt

This elegant residence offers an exclusive lifestyle opportunity in one of Rochedale's finest streets. Contact Emily Xiong today to arrange your private inspection and discover all the luxurious features this home has to offer.

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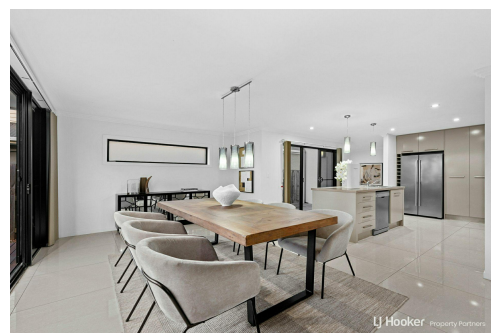
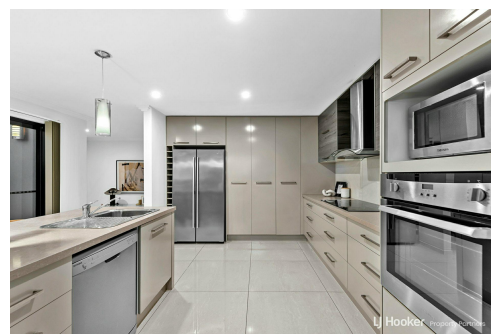
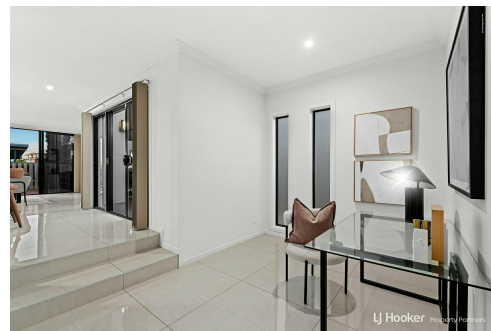
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## More About this Property

<b>Property ID</b>	B2KMF4R
<b>Property Type</b>	House
<b>Land Area</b>	290 m <sup>2</sup>
<b>Including</b>	Study Air Conditioning Toilets (3)

**Emily Xiong 0401 056 588**  
Agent/Independent Contractor | emilyxiong@ljhpp.com.au

**LJ Hooker Property Partners 07 3344 0288**  
25 Pinelands Road, SUNNYBANK HILLS QLD 4109  
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



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36  
Skyview Avenue

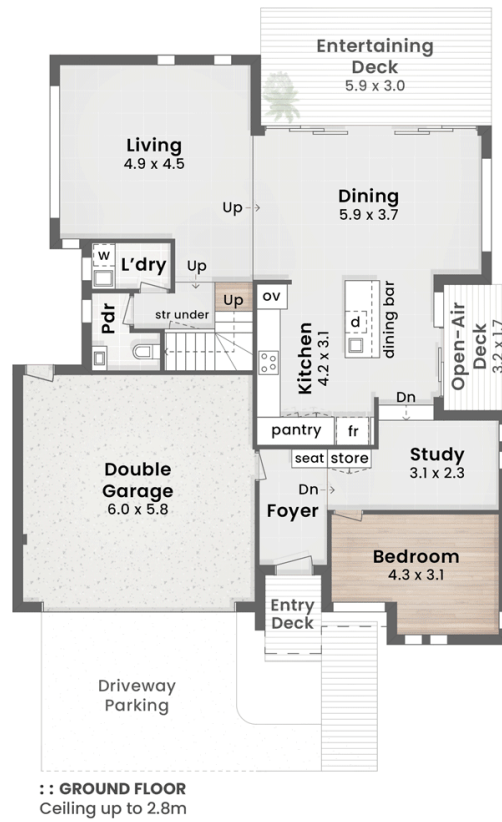
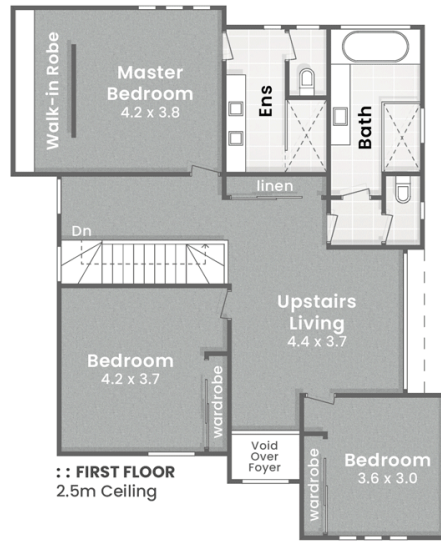
**ROCHEDALE**

-  290m<sup>2</sup>
-  4 Bed + Study
-  2 Bath + Powder
-  2 Car + Off-Street

Internal 287m<sup>2</sup>  
Decks 26m<sup>2</sup>  
Total 313m<sup>2</sup>



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**LEGEND**

- 1. Driveway Parking | 2. Side Access Gate
- 3. Entry Deck | 4. Open-Air Deck
- 5. Entertaining Deck

