



## Stafford, 30 Canonbar Street

### Family Entertainer with Panoramic City Views

Auction Location: ONSITE

Set on a prized corner block only 8km from the heart of Brisbane, this architecturally designed home captures sweeping views of the city skyline. Perfect for year-round entertaining, the expansive alfresco area and resort-style pool enjoy the warmth of the winter sun and refreshing summer breezes. The expansive 597sqm block has been thoughtfully utilised to maximise the home's space and usability, offering the ideal backyard for children to play a casual game of cricket. It's a rare blend of functionality and fun-perfect for growing families or entertainers alike.

Designed for absolute privacy, the open-plan living area effortlessly connects to a stunning outdoor entertaining space, where a poolside BBQ area takes full advantage of dazzling city skyline views. Cleverly oriented to capture abundant natural light, cooling breezes, and sweeping vistas, this bespoke home makes the most of its rare and enviable setting.



**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.

**SOLD**

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**For Sale**  
AUCTION

**View**  
[ljhooker.com.au/1DNQF4N](http://ljhooker.com.au/1DNQF4N)

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**LJ Hooker Stafford**  
**(07) 3357 1888**

Crafted by boutique builders JJN Constructions, this brand-new residence blends timeless sophistication with practical family living. From the moment you arrive, elevated sandstone retaining walls and a grand entryway set the tone for what lies within.

Inside, 2.7m high ceilings and a dramatic entry void create a sense of space and grandeur, while herringbone timber flooring, custom tiling, and plantation shutters add layers of style and texture. Every detail-from the thoughtful layout to the bespoke finishes-has been carefully considered to create a home that's as elegant as it is inviting.

Every element of this home has been designed with family comfort in mind. The gourmet kitchen and butler's pantry are equipped with a premium suite of Smeg appliances-including double ovens, an induction cooktop, and integrated dishwasher-making everyday cooking and entertaining a breeze.

Multiple living zones offer space for the whole family, including a generous rumpus room upstairs, a built-in study nook, and three separate living areas to relax or connect. Zoned ducted air-conditioning ensures year-round comfort, while abundant storage solutions keep the home beautifully functional. Full line-of-sight from the kitchen and living areas to the pool and backyard creates the perfect environment for watching the kids or hosting guests with ease.

Features include but certainly not limited to:

- \* Stunning unobstructed city views soaking up the Brisbane skyline from both levels.
- \* Herringbone timber floors through the ground floor.
- \* Light filled living leading directly out to private pool creates perfect indoor/outdoor flow.
- \* Large and covered alfresco space with built-in Matador Bluetooth BBQ.
- \* Ducted air conditioning and security cameras throughout.
- \* Stunning island bench with curved stone benchtop and fluted timber feature at base.
- \* Smeg appliances in kitchen and butler's pantry: induction cooktop, integrated dishwasher, double oven.
- \* Textured feature tiles in bathrooms; terrazzo-style floor tiling and timber fluted vanities.
- \* Wine store with glass doors.
- \* Ground floor bedroom and media room smartly separated from primary living area.
- \* Huge rumpus room with city view and balcony.
- \* Walk-in wardrobe off primary bedroom with built-in cabinetry, jewellery storage, tie holder.
- \* Ensuite with marbled vanity benchtop and double-shower.
- \* Plantation shutters, blinds and curtains throughout.
- \* Sandstone retaining sets the home back from the street, providing an impressive facade.
- \* Mud room with coat rack and storage.
- \* Triple garage with epoxy flooring and additional adjoining storage room.
- \* 597sqm corner position.

Contact Richard and Simon for the full suite of documents and to see how you can secure this home before auction. Offers prior to auction encouraged. Owners are ready to sell....



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## More About this Property

<b>Property ID</b>	1DNQF4N
<b>Property Type</b>	House
<b>Land Area</b>	597 m2
<b>Including</b>	Ensuite Study Toilets (3) Alarm Intercom Pool Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

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GROUND FLOOR



FIRST FLOOR

**30 Canonbar St, Stafford**

**FLOOR AREA SIZES**

Internal 329.7m<sup>2</sup> | External 75.8m<sup>2</sup> | Garage/Storage 59.7m<sup>2</sup> | **TOTAL 465.2m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only. Provided by primepixels.com.au