



14 Falaise Place, Sunnybank Hills

Two-Story Premium Home Conveniently Close to SBHSS

Auction Location: Onsite & Online via Auciton Live

Behind a secure gated entrance, this beautifully presented residence offers a sophisticated Mediterranean retreat where rich natural textures, crisp contemporary finishes and exceptional entertaining spaces come together with effortless cohesion. Freshly painted and finished with brand-new carpet, it's a home that feels considered from front to back - polished, private and ready to enjoy.

Designed for those who love to host, the home moves seamlessly from generous interiors to an outstanding outdoor entertaining domain, complete with a built-in barbecue, sink and statement pizza oven area.

Top 5 Features at a Glance:

1. Secure gated entrance, automatic double garage and substantial adjoining workshop/storage.
2. Deluxe Mediterranean-inspired entertaining area with pizza oven, built-in barbecue and sink.
3. Brand-new carpet and fresh paint throughout for an impeccably presented finish.

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.

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AUCTION

Sat 3rd Oct @ 11:30AM

VIEW

Sat 26th Sep @ 12:00PM - 12:30PM

AGENTS

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AGENCY

LJ Hooker Property Partners
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4. Ducted air-con and ducted vacuum system for comfort and everyday ease.
5. Enormous kitchen with thick stone benchtops, gas cooking, butler's pantry and extensive cabinetry.

Inside, stone flooring establishes the home's distinctive palette, complemented by crisp white walls, warm timber accents and bold black detailing. A separate lounge provides a more relaxed retreat, while the expansive main living and dining zone is designed around connection, with broad openings drawing the outdoors into everyday life.

At the heart of the home is a kitchen with undeniable presence. Dramatic, thick stone benchtops cover the generous workspace and island, while dark streamlined cabinetry creates a striking contrast. A large oven, gas cooktop, dishwasher, extensive storage and butler's pantry deliver serious functionality, while the timber-framed servery window opens directly to the alfresco area - making entertaining feel wonderfully effortless.

That entertaining story continues outdoors, where the covered patio becomes a genuine extension of the home. A long built-in preparation area incorporates the barbecue and sink, while the separate pizza oven creates an impressive focal point for long lunches and relaxed evenings with friends. Tropical palm landscaping surrounds the space with greenery, while the lawn provides a softer open area beyond.

Accommodation is thoughtfully arranged across two levels, with four bedrooms upstairs and a separate ground-floor study offering valuable flexibility. The master retreat includes its own ensuite and walk-in robe, while the bathrooms embrace the same confident design language seen throughout the home. Contemporary grey tiling from floor to ceiling, matte black basins and fittings, timber cabinetry, and a richly textured timber feature wall give these spaces a distinctive, boutique feel.

You'll be impressed at how practical this home really is. A secure double garage is joined by a large workshop/storage area, while the substantial covered carport provides additional off-street parking. Ducted air-conditioning and heating ensure year-round comfort, with the ducted vacuum system adding further everyday convenience.

Positioned in a gorgeous, tightly held cul-de-sac surrounded by grand family homes, this address offers an enviable blend of privacy and everyday convenience. A walkway provides easy pedestrian access through to Pinelands Road, placing buses, medical facilities, Sunnybank Hills State School and Pinelands Plaza all within walking distance, while an excellent mix of parks, schools and shopping options are scattered throughout the surrounding neighbourhood. It's a location that makes daily life wonderfully easy, while still feeling tucked away in a peaceful residential pocket.

Beautifully cohesive, exceptionally well presented and created with entertaining firmly in mind, 14 Falaise Place offers a lifestyle with real personality. Contact Karl Gillespie or Bailey Atherton today to experience this standout Sunnybank Hills residence for yourself.

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K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners

ABN 56 794 753 139/ 21 107 068 020

MORE DETAILS

Property ID	B58RF4R
Property Type	House
Land Area	702 m2
Including	Ensuite
	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

Karl Gillespie 0411 599 850

Partner & Agent/Independent Contractor | karlgillespie@ljhpp.com.au

Bailey Atherton 0410 724 362

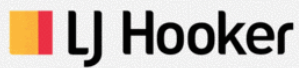
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14 Falaise Place
SUNNYBANK HILLS

 5 Bed
 2 Bath
 4 Car

Internal : 241m²
External : 49m²
Shed : 11m²
Carport : 67m²
Total Area : 368m²

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au

