







Sunnybank Hills, 14 Noelana Street

Under Contract

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For Sale
\$1,890,000

View
By Appointment

Contact
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benjaminleong@ljhpp.com.au

Jonas Leong
040 716 6298
jonasleong@ljhpp.com.au

Perfectly positioned in one of Sunnybank Hills's most coveted enclaves, this pristine brick and timber-clad double-storey residence blends timeless class with modern refinement. Within the popular Sunnybank Hills State School catchment and surrounded by lifestyle convenience, it's an impeccable family entertainer with soaring cathedral ceilings, generous living zones, and a luxe outdoor oasis designed for indulgent relaxation. Stylishly updated with fresh interior paint and charming timber finishes, this deluxe home rests on a fully fenced 662 sqm block that combines privacy, elegance, and security.

Five Reasons to Fall in Love:

- Highly sought-after location in Sunnybank Hills State School catchment, walking distance to school, shops, buses, and more
- Striking street presence and partially renovated interiors with fresh paint, timber features and spacious kitchen



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.

- Expansive entertainer's patio overlooking resort-style pool and flourishing fruit trees
- Spacious layout with soaring cathedral ceilings in formal lounge and dining, plus large rumpus and family meals area
- Secure 662 sqm block with solar system, CrimSafe security side entrance door and sliding doors, 10 security cameras, alarm, and high-speed NBN Fibre to the premises (FTTP)

Located in a tightly held, upmarket neighbourhood of Sunnybank Hills, this residence offers everything a modern family desires. From effortless school drop-offs to tranquil park strolls and convenient retail therapy, everything is within walking distance. Enjoy a community-oriented lifestyle with everything you need just moments away.

- 100 m to Sunnybank Hills Medical Centre including GP, Pharmacy, Dentist, Physiotherapist, Podiatrist, and Sullivan Nicolaides Pathology
- 212 m to 130 & 140 city bus stop, 131 & 141 city express and 139 direct line to University of Queensland St Lucia Campus
- 350 m to Borella Road Park
- 700 m to Sunnybank Hills State School
- 700 m to Sunny Hills Child Care and Education Centre
- 1.2 km to Pinelands Plaza
- 1.5 km to Sunnybank Hills Shoppingtown
- 1.8 km to Calamvale Central
- 2.8 km to Sunnybank State High School
- 3.2 km to Sunnybank Marketsquare
- 3.5 km to Sunnybank Plaza

Commanding attention on an idyllic, prestige street, this impressive brick and timber-clad home stands out with its classic elegance and manicured landscaping. A long driveway and double garage offer abundant parking, while a stately pillared portico and solid timber entry door entices you into a freshly painted, partially renovated interior that exudes warmth and style.

The tiled entry foyer features a soaring void, leading into a grand carpeted formal lounge and dining space. Radiant downlights, cooling air conditioning, ornate cornices, and dramatic cathedral ceilings combine to create an elegant setting for refined entertaining. The formal dining area connects through to a spacious tiled meals zone, ideal for casual family dinners, while a carpeted rumpus room with air conditioning invites laidback movie nights or games with friends.

The large black and white kitchen is both practical and eye-catching, offering a sophisticated space to cook and connect. An abundance of cabinetry, a large walk-in pantry, a breakfast bar and a dishwasher make every day cooking a pleasure, while sleek finishes elevate the overall look.

Out back, a sprawling paved entertainment patio delivers the ultimate in alfresco luxury, perfect for large celebrations, family barbecues or twilight dinners. With timber pillars and stylish travertine tiles, it flows out to a sparkling resort-style pool with sleek glass fencing and elevated rock wall surrounds. The pool also has a relaxing waterfall. Children and pets will love the generous lawn, and fruit lovers will appreciate the abundance of flourishing fruit trees dotted throughout the backyard.



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Upstairs, four carpeted bedrooms are privately nestled together, all with ducted air conditioning for uninterrupted slumbers. Three feature built-in robes, while the deluxe master retreat boasts a walk-in robe and a sumptuous modern ensuite with floor-to-ceiling tiles and a frameless shower. A pristine family bathroom with shower, bathtub, and separate water closet caters to the rest of the household, and a third bathroom with shower is conveniently located off the internal laundry downstairs.

Extras You'll Appreciate:

- Internal laundry
- Garden shed
- Under-stairs storage
- Ducted airconditioning for the upstairs
- Solar system
- CrimSafe security side entrance door & sliding doors, 10 security cameras, and alarm

This immaculate residence is perfectly suited for families who love to entertain, relax in comfort, and enjoy an ultra-convenient lifestyle in a prestigious Sunnybank Hills location. Contact Benjamin Leong or Jonas Leong today to find out more or book your inspection.

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Inspired by Family Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
 ABN 15 622 283 596 / 21 107 068 020

More About this Property

Property ID	B37SF4R
Property Type	House
Land Area	662 m2
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Pool Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels

Benjamin Leong 0407 712 392

Agent/Independent Contractor | benjaminleong@ljhpp.com.au

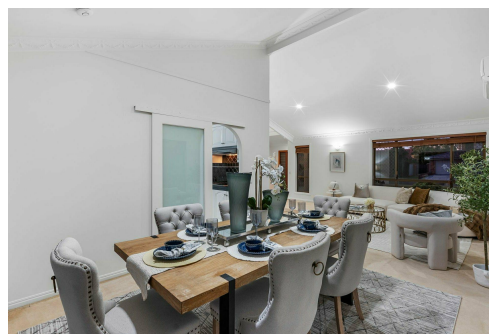
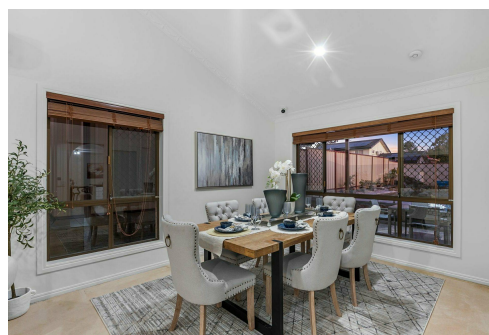
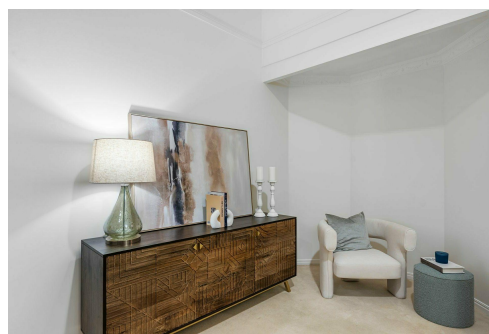
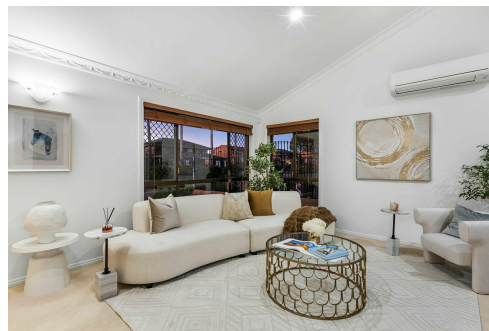
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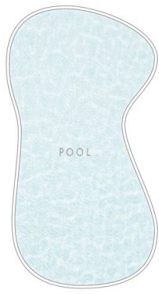
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

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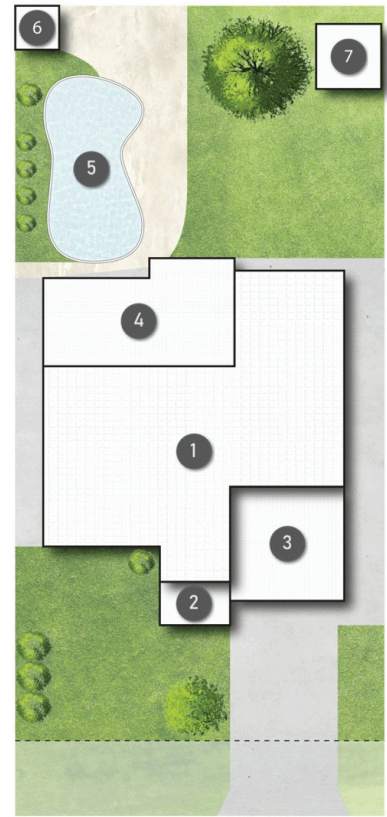
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LEGEND

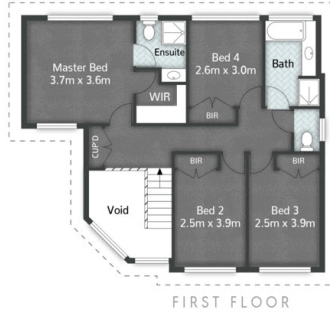
- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 PATIO
- 5 POOL
- 6 POOL SHED
- 7 SHED



Noelana Street



GROUND FLOOR



FIRST FLOOR



14 Noelana Street **SUNNYBANK HILLS**

 4 |
  3 |
  2 |
  272m² |
  662m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.