



17 Heritage Close, Sunnybank Hills

## Scale, Sophistication & Seamless Dual Living

There are homes you live in - and homes that define a chapter of your life. Privately set at the end of an exclusive cul-de-sac, this newly built designer residence delivers scale, sophistication and complete dual-living flexibility across 827m<sup>2</sup> of secure, gated grounds.

Built with a steel frame and brick exterior, Hebel flooring and an upgraded concrete tile roof, the home combines durability with acoustic comfort. 3-metre ceilings downstairs and 2.7-metre ceilings upstairs, paired with oversized doors, square-set cornices and a solid timber entrance door, create an immediate sense of openness and architectural presence from the moment you enter.

### Top 5 Features at a Glance

1. Five-bedroom designer home with four upstairs ensuites plus self-contained granny flat.
2. Soaring void above main living and custom illuminated glass wine cellar.
3. Premium Robam appliances, stone island kitchen and secondary preparation zone.
4. Fully enclosed alfresco with gas cooktop, air conditioning and controlled ceiling fan.

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### FOR SALE

Submit All Offers | Sophistication & Scale

### VIEW

Sat 27th Jun @ 2:00PM - 2:30PM

### AGENTS

Gary Liu  
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### AGENCY

LJ Hooker Property Partners  
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5. Solar panels, EV charger, electric gate, CCTV, intercom and secure driveway parking.

The home opens into a long, gallery-style hallway framed by warm timber flooring, crisp white walls and soft recessed lighting - a calm and elegant introduction that immediately signals quality. Glimpses of the living spaces unfold ahead, creating a sense of anticipation as you move through the home.

At its heart, the main living zone opens dramatically beneath a soaring double-height void. Full-height glazing draws in natural light, while sheer drapery softens the scale of the space. Sculptural pendant lighting hovers above, and beneath the striking timber staircase sits the illuminated glass wine cellar - a statement feature that anchors the room with quiet confidence.

The central kitchen balances clean architectural lines with practical performance. A substantial stone island creates a natural gathering point, complemented by Robam appliances, streamlined cabinetry and subtle feature lighting.

A secondary preparation zone inside the adjoining laundry adds additional storage and functionality with a walk-in linen and pantry storage for ultimate organisation.

Sliding doors extend the living space into a fully enclosed alfresco, complete with gas cooktop, rangehood, air conditioning and ceiling fan. Designed for year-round entertaining, it connects seamlessly to the secure, low-maintenance concrete yard.

Upstairs, four generously proportioned bedrooms each enjoy private ensembles finished in large-format tiling, floating timber vanities, stone surfaces and walk-in showers.

The master suite offers impressive scale, a custom walk-in robe and a luxurious ensuite featuring freestanding bathtub, double vanity and shower.

Downstairs, the fully self-contained granny flat provides independent living with its own kitchen, living area, bedroom and ensuite - enhanced by an emergency call button connected to the home alarm system for added safety and peace of mind.

Thoughtfully upgraded throughout, the home includes acoustic door enhancements, commercial-grade alfresco glazing, dual hot water systems, custom wardrobes and integrated USB charging, reflecting a build focused on comfort, performance and longevity.

#### Additional Appointments

- MyAir ducted air conditioning with individual room control
- Split air conditioning to granny flat and alfresco
- Full CCTV and alarm system with app control
- LAN points in every room
- Solar power system
- EV charging plus additional provision near granny flat
- Epoxy garage flooring
- Gutter protection and roof ventilation
- Nano-coated shower screens
- Washlet toilets in master and granny flat
- Enhanced insulation to lounge room and granny flat
- Multiple garden taps
- Whole-house water filtration
- Secure electric gated entry and intercom

Situated in an exclusive Sunnybank Hills cul-de-sac, this address

offers privacy while remaining close to established amenities, shopping precincts and major transport corridors. A prestigious family enclave where quality homes define the streetscape.

This is more than a residence - it is a statement of style, security and architectural intention. Homes of this calibre, scale and flexibility are rarely offered.

Contact Gary Liu to arrange your private inspection and experience the level of detail firsthand.

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## MORE DETAILS

Property ID	B3YYF4R
Property Type	House
Land Area	827 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (6)
	Alarm
	Intercom
	Courtyard
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

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↑ NORTH



17 Heritage Close Sunnybank Hills

Internal 453m<sup>2</sup> | Alfresco & Porch 27m<sup>2</sup>



Gary Liu 0450 996 996

- 827m<sup>2</sup> Land Size
- 2 Car + Off Street
- 5 Bed
- 6 Bath

Total 480m<sup>2</sup>

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