

206 Gowan Road, Sunnybank Hills

## SOLD BY EMILY XIONG

Commanding a high position on a bustling Sunnybank Hills street, this spectacular rendered double-storey residence is the very definition of elevated, elegant living. Designed for discerning families seeking both luxury and convenience, this radiant address offers an expansive and well-zoned layout, perfect for entertaining or unwinding in deluxe comfort.

### Property Snapshot:

- Elevated and elegant rendered double-storey on bustling Gowan Road, close to the freeway, public transport, and major shopping centres
- Towering 2.7 m ceilings on ground floor, radiant downlights and ducted air conditioning throughout
- Expansive, light-filled living and dining hub paired with a stunning entertainer's kitchen with waterfall stone counters, long island bench, high-end appliances and butler's pantry
- Multiple leisure zones including deluxe home theatre, upstairs family retreat and timber-ceiling alfresco deck
- Palatial master bedroom with private balcony, walk-in robe, and spa-inspired ensuite with dual vanity, soaking tub and large shower

Positioned securely behind a sleek rendered fence, this

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### FOR SALE

Please Call

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### AGENCY

LJ Hooker Property Partners  
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contemporary showpiece instantly impresses. A gated driveway and double garage provide safe vehicle storage, while a separate pedestrian gate leads you down a manicured pathway lined with sculpted lawns and trendy trees. At the end of this refined approach stands a grand pillared portico that offers a fitting welcome to a home of this calibre. Modern, elegant and utterly radiant, this residence shines in its vibrant and well-connected locale.

Step inside and you're greeted by a long, light-infused hallway with gleaming tiled floors and dazzling downlights. Stylish wall inlets provide focal points for art or display, setting the tone for the home's refined aesthetic. The lower level is elevated by lofty 2.7 m ceilings and maintained in year-round indulgence thanks to ducted air conditioning throughout.

On your left, a plush home theatre provides the ultimate cinematic escape. With a raised pavilion floor, built-in media cabinetry and rich velvet-textured curtains, movie nights take on a whole new level of luxury.

Further down the hallway, the open plan tiled lounge and dining area opens up in a spectacular fashion. With large windows filtering in abundant sunshine and sleek modern finishes throughout, this versatile space becomes the natural hub for daily family life or entertaining in sophisticated style.

Anchoring the main living area is a dazzling designer kitchen. The oversized island bench glistens with waterfall stone counters, underlined by chic pendant lighting and a stylish bulkhead overhead. It doubles as a casual dining bar perfect for quick meals or morning chats.

Expanses of rich dark-wood-toned and glossy white cabinetry offer a high-end contrast, while a huge walk-in butler's pantry provides even more storage and prep space. With a gas stove and premium appliances throughout, this gourmet haven is perfectly equipped for culinary creativity and everyday ease.

Slide open the rear glass doors and you'll uncover a stunning alfresco deck - complete with chrome ceiling fan, downlights, and a timber feature ceiling overhead. With a peaceful green outlook across the landscaped fenced yard and neighbourhood beyond, it's the perfect place to host relaxed weekend BBQs or enjoy quiet evenings outdoors with loved ones.

Back downstairs, just off the entry, you'll find a carpeted fifth bedroom - also ideal as a stylish home office - complete with built-in robe. It's located beside a shared bathroom with shower, dedicated vanity area, and separate water closet for guest or multi-generational convenience.

Ascend the sleek timber staircase topped by trendy pendant light and you'll reach a spacious upstairs retreat. Carpeted and fitted with a bespoke media unit, this space provides a wonderful secondary lounge, teen hangout or children's play area.

Also on the upper level are three more generous carpeted bedrooms with built-in robes, serviced by a matching family bathroom with shower, bathtub and a separate powder room.

Privately tucked at the end of the upper level, the grand master suite is a true sanctuary. With its own intimate balcony, the suite includes a large walk-in robe with mirrored doors and an opulent ensuite featuring dual vanities, a sumptuous soaking tub, floor-to-ceiling tiles, and a frameless glass shower - creating a spa-worthy daily experience.

**Additional Features Include:**

- PV solar panels for energy efficiency
- Internal laundry
- Under-stairs storage
- Built-in garage storage
- Two additional internal storage cupboards

Ideal for growing families, this enviable address places everything at your fingertips, with easy access to the CBD and coast via the nearby freeway.

**Nearby Amenities:**

- 350 m to Bruna Street Park
- 350 m to Gowan Village
- 450 m to bus stop
- 450 m to Piptree Early Learning Sunnybank Hills
- 1 km to Runcorn Heights State School
- 1.1 km to Runcorn Train Station
- 1.7 km to Pinelands Plaza
- 1.7 km to Sunnybank Hills Shoppingtown
- 2.1 km to Calamvale Central
- 2.9 km to Runcorn State High School
- 3.6 km to Sunnybank Plaza
- 3.9 km to Market Square

This radiant and expansive Sunnybank Hills residence represents a rare opportunity to secure a luxe lifestyle in one of Brisbane's most sought-after suburbs. Contact Emily Xiong today to arrange your exclusive inspection or to find out more.

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Asia-Pacific Group (Australia) Pty Ltd with Sunnybank Districts P/L  
T/A LJ Hooker Property Partners  
ABN 39 831 978 227 / 21 107 068 020

**MORE DETAILS**

Property ID	B3ARF4R
Property Type	House
Land Area	614 m2
Including	Air Conditioning Balcony Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Emily Xiong 0401 056 588**

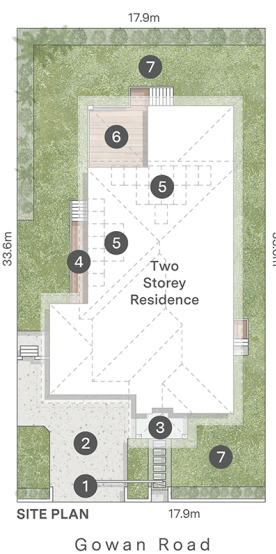
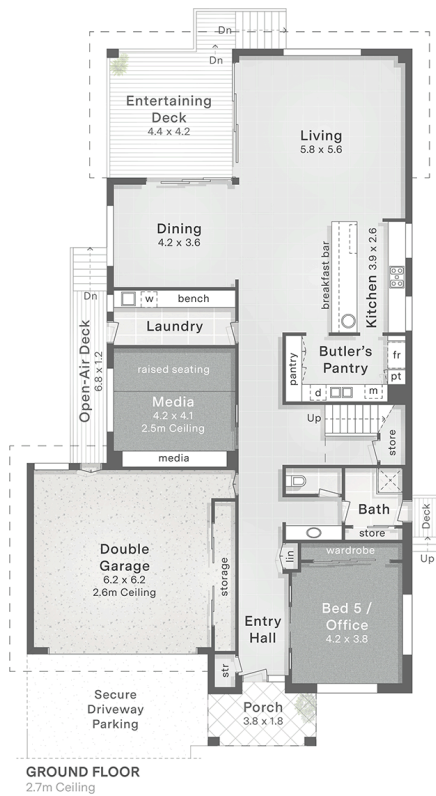
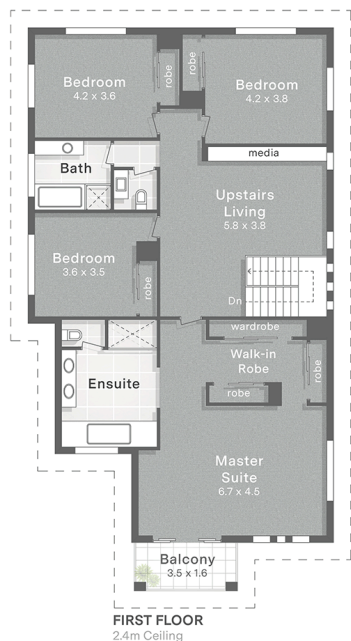
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← NORTH



206 Gowan Road Sunnybank Hills

Internal 397m<sup>2</sup> | Entertaining Deck, Balcony & Porch 33m<sup>2</sup>



- 614m<sup>2</sup> Land Size
- 2 Car + Secure Off-Street
- 5 Bed + Media
- 3 Bath

Total 430m<sup>2</sup>

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