

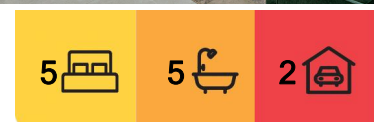
Sunnybank Hills, 21 Ridings Street

SOLD BY EMILY XIONG

A world of sheer extravagance awaits you with this brand-new double-storey residence in the prestigious new Legacy Rise estate. Spanning an impressive 460 sqm of internal space, this stunning home is the essence of modern luxury living. Boasting five large bedrooms, each with its own sumptuous ensuite, multiple elegant living zones, and designed with low-maintenance convenience in mind, this residence offers an unparalleled lifestyle for those seeking sophistication and style.

Key Features:

- Brand new, 460 sqm residence with expansive living zones and luxurious finishes throughout.
- Five generously sized bedrooms, each boasting a private ensuite, including a downstairs guest bedroom with an extra-large ensuite and additional air conditioner.
- Low-maintenance luxury with a large, concreted courtyard out front and an expansive



For Sale
Please Call

View
ljhooker.com.au/B2CFF4R

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artificial lawn in the backyard, complete with a generous patio.

- Situated in the prestigious new Legacy Rise estate, setting a high standard of living.
- Within the highly sought-after Sunnybank Hills State School catchment, the top-ranked public school in the area.

Nestled within the exclusive new Legacy Rise estate, this modern mansion is a secluded sanctuary of elegance. Securely surrounded by rendered fencing and accessible via a gated driveway, it offers peace of mind alongside its striking industrial-chic facade. The home features ample parking options, including secure driveway parking and a double garage, with the spacious concrete front courtyard offering additional parking.

From the moment you arrive, the towering architecture and radiant exterior set the tone for the opulence waiting inside.

Step through the grand entry and be greeted by a luminous, tiled hallway illuminated by sparkling downlights. A chic ledge adorned with a large mirror inlet offers a spot to display art pieces while serving as a practical area to drop off your keys or check your look before stepping out.

Down the hallway, a spacious tiled media room welcomes you with its sleek back-lit bulkhead and built-in joinery on a raised podium. This sophisticated media lounge is ideal for stylish movie nights, offering a comfortable retreat for both family and friends.

Further inside, the home opens into an expansive, radiant living and dining area. With large windows beaming in natural light and a stunning void complete with cascading pendant lighting, this open-plan space is perfect for gatherings, whether you're entertaining guests or enjoying quiet family moments.

Overlooking the living and dining space is the home's suave, state-of-the-art kitchen. With a chic, back-lit timber bulkhead above the lengthy island bench, this kitchen is both stylish and functional. Whether preparing a gourmet feast for guests or helping the kids with their homework as you make a nutritious evening meal, the kitchen's sleek waterfall stone countertops, timber cabinetry, and high-end appliances--including a dishwasher--make it all a pleasure.

For additional convenience, a large butler's pantry offers extra storage space and a gas stovetop, ensuring the main kitchen remains pristine when hosting esteemed visitors.

Seamless indoor-outdoor living awaits as sliding doors guide you to the generously sized, tiled patio. Featuring a cooling ceiling fan, elegant timber ceiling, and sparkling downlights, this outdoor area is ideal for alfresco dining or evening gatherings in the summer. Beyond, the expansive artificial lawn offers an easy-care outdoor space perfect for children's playtime or pets to roam, with minimal upkeep required.

After an evening of entertaining, your guests can retreat to the ground floor guest bedroom--complete with built-in robe, an extra air conditioner, and an opulent ensuite with extra space to unwind.

As you head upstairs, the timber-floored rumpus room awaits, a versatile space perfect for a teen retreat, children's playroom, or a peaceful home office. This sophisticated area is



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nestled beside an elegant mezzanine and connects to the four remaining bedrooms, all featuring downlights, timber floors, and built-in robes.

Each bedroom also comes with its own luxurious ensuite, outfitted with floor-to-ceiling tiles and premium fixtures. The master suite stands out with its lavish ensuite, including a freestanding soaking tub, a rainfall shower, and a dual vanity for ultimate indulgence.

Additional Features:

- Ducted air conditioning throughout.
- Alarm system and intercom.
- Powder room for guests.
- Spacious internal laundry for added convenience.

Situated in the heart of Sunnybank Hills, this exquisite residence offers unrivalled convenience for families. Just metres from local shops, parks, childcare centres, and public transport, this home is also a short drive from popular shopping hubs and reputable schools. Sunnybank Hills State School, the number-one public school in the area, is only minutes away, ensuring exceptional educational opportunities for your children.

- 500 m to Sunnybank Hills Shopping Village
- 500 m to Floribunda Place Park
- 500 m to Sunkids Sunnybank Hills
- 600 m to bus stop
- 2.2 km to Sunnybank Hills State School
- 2.9 km to Sunnybank Hills Shoppingtown
- 3.9 km to Sunnybank State High School

Don't miss out on the opportunity to own this stunning, one-of-a-kind residence. For more information or to arrange a private inspection, contact Emily Xiong today and take the first step towards a life of luxury.

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Asia-Pacific Group (Australia) Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners

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More About this Property

Property ID	B2CFF4R
Property Type	House
Land Area	497 m²
Including	Air Conditioning Toilets (6) Alarm Intercom Fully Fenced

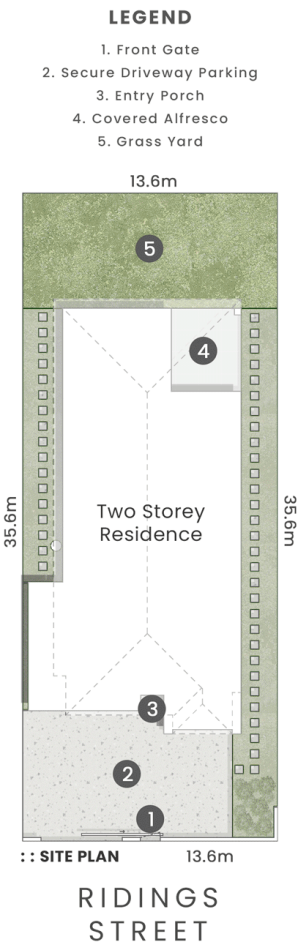
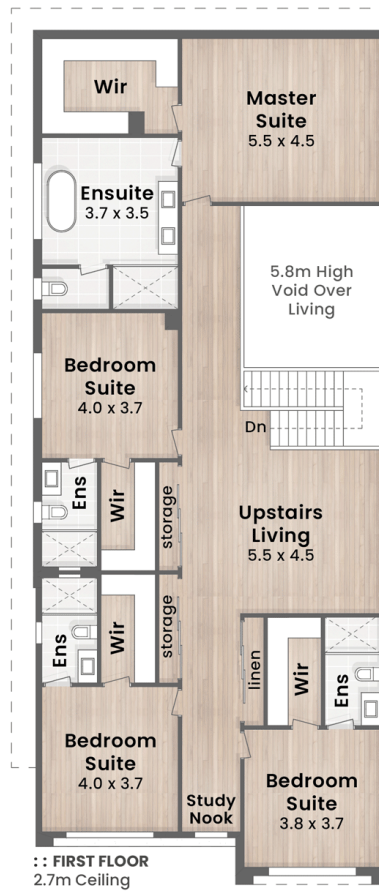
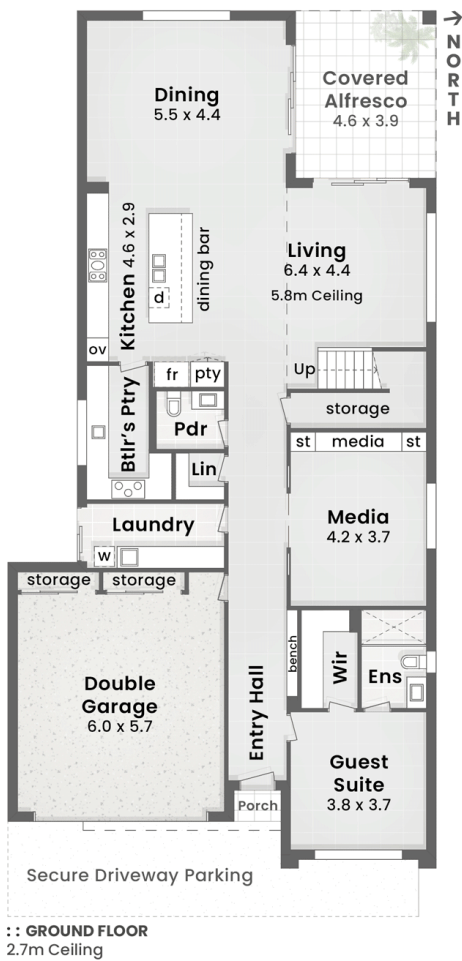
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LEGEND

1. Front Gate
2. Secure Driveway Parking
3. Entry Porch
4. Covered Alfresco
5. Grass Yard

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21 Ridings Street
SUNNYBANK HILLS

Internal 439m² (Includes Void) | External 19m² | **Total 458m²**

497m²

5 Bed + Media

5 Bath + Powder

2 Car + Secure Off-Street

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