

## Sunnybank Hills, 63 Lynelle Street

SOLD BY SHIRLEY CHOW

6 3 4 1

Absolutely STUNNING - own a piece of classic elegance in this prestigious Sunnybank Hills enclave surrounded by similarly classic and exclusive properties. This tastefully refurbished full brick, double-storey SOLID residence, meticulously built by renowned Cresthaven builder, Tony Lujubez, stands proudly on an expansive 824 sqm block with a wide 21.1 m frontage. Lovingly maintained by its original owners, this home showcases numerous expansive living areas adorned with elegant features such as ceiling roses and ornate archways.

Recent updates include new blinds, three renovated bathrooms, new front door, new door handles, a reconditioned and repainted roof, plus so much more. The large, fenced backyard, with its neat landscaping, lengthy patio, and inviting saltwater pool, offers an idyllic retreat for families.

Perched within an exclusive and a highly sought-after location, this property is located



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**For Sale**  
Please Call

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[ljhooker.com.au/B1ZTF4R](http://ljhooker.com.au/B1ZTF4R)

**Contact**  
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**LJ Hooker Property Partners**  
07 3344 0288

within the reputed Sunnybank Hills Primary School Catchment, perfect for families seeking a blend of serenity and convenience. A quick walk will take you to local parks, popular shopping centres, childcare facilities, a primary school, and buses that offer easy access to Westfield Mt Gravatt, Brisbane City, and universities.

The family-friendly atmosphere of this area is enhanced by its excellent amenities and connectivity, making it an ideal place to call home.

- 260 m to Lynelle Street Park
- 850 m to bus stop
- 1 km to Sunnybank Hills Shoppingtown
- 1.1 km to Calamvale Central
- 1.5 km to Avenues Early Learning Centre
- 1.6 km to Sunnybank Hills State School
- 3.8 km to Calamvale Community College

Its stately double-storey full brick facade, pristine landscaping, and lofty portico invite you to explore the sprawling and tastefully updated interior, complete with ducted air conditioning throughout.

Step through new double door into a breathtaking and radiant tiled foyer featuring a spectacular void with cascading lighting and a grand winding staircase leading to a classy mezzanine above. An ornate archway ushers you into the elegant formal lounge and fine dining area, where lovely ceiling roses and stepped cornices create the perfect ambiance for sophisticated dinner parties and gatherings. Beyond the foyer, past an internal garden bed, lies an expansive tiled family lounge and dining area, ideal for more casual entertaining or relaxation.

Centrally located between two living zones, the modern, neutrally finished kitchen boasts sleek black granite benchtops including ample glossy cabinetry, and updated high-end European appliances, including a gas stovetop and dishwasher, catering to the needs of the discerning home cook.

The media room nestled away from the other living areas maximises your cinematic experience and seamlessly connects to the alfresco terrace, allowing you to effortlessly transcend the indoors and outdoors.

Outside, a lengthy tiled patio awaits, ready to host lavish alfresco gatherings. It overlooks a beautifully landscaped fenced backyard, where a large inviting saltwater pool with a near-new solar heating system provides a wondrous retreat for families.

Upstairs, you'll find a cosy rumpus, retreat, or study ready to adapt to your changing needs. This floor also features ornate high ceilings and houses four double bedrooms, each featuring built-in robes. The over-sized master bedroom boasts a walk-in robe and an updated indulgent spa ensuite with floor-to-ceiling wall tiles. A refreshed shared bathroom with floor-to-ceiling tiles and a separate water closet can also be found upstairs.

Downstairs, an extra two large bedrooms, one with a built-in robe and the other with a walk-in robe, are complemented by a renewed two-way bathroom.



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## Additional Features:

- New window blinds throughout
- New modern fittings and tapware in bathrooms
- Large internal laundry with new tapware
- Barracuda auto pool cleaner
- All new door handles throughout
- Roof reconditioned and repainted with insulation
- Ducted air-conditioning upstairs and 3 split system air-conditioners downstairs
- Three CrimSafe-style sliding doors
- Security screens throughout
- Double garage
- Garden Shed
- Front brick fence and lots, lots more...

Enhancing your family's lifestyle, this pristine and immaculate residence offers a lifestyle of elegance, comfort, and convenience in a family-friendly setting.

Be quick to inspect and find out more - contact Shirley Chow today.

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Chui Yi Chow with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 36 423 223 183 / 21 107 068 020

## More About this Property

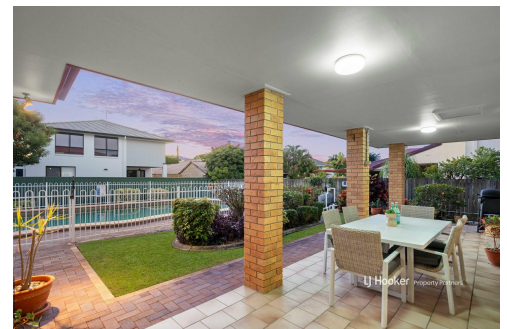
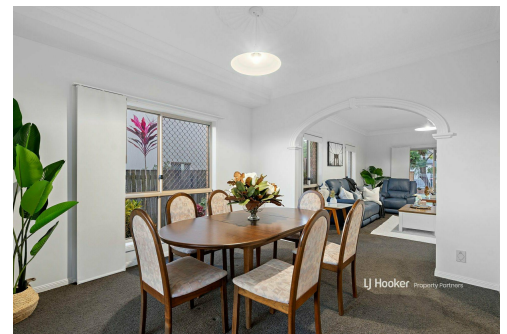
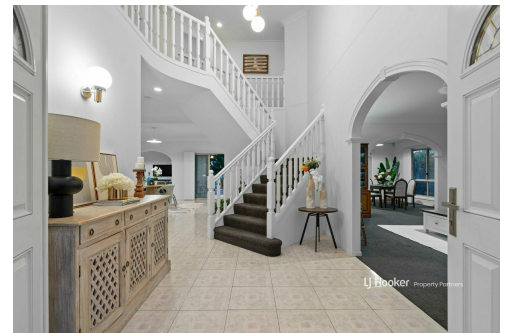
<b>Property ID</b>	B1ZTF4R
<b>Property Type</b>	House
<b>Land Area</b>	824 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Pool Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Shirley Chow 0419 747 988**

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

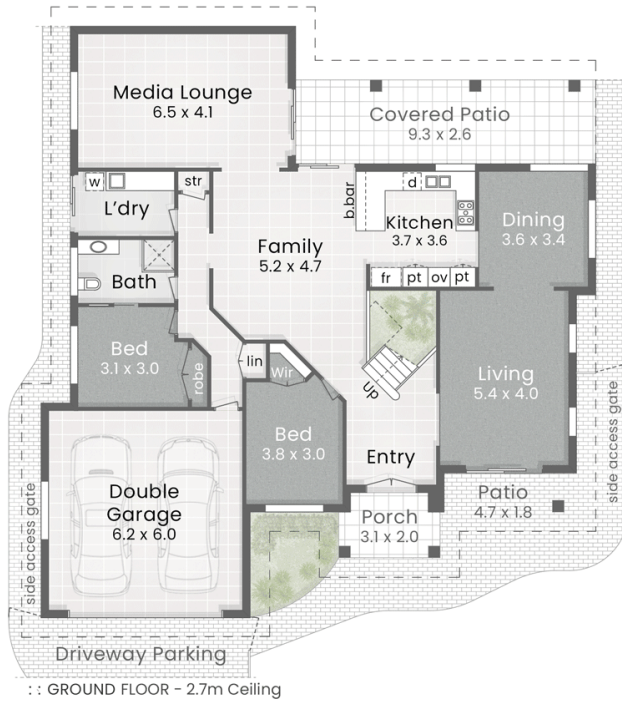
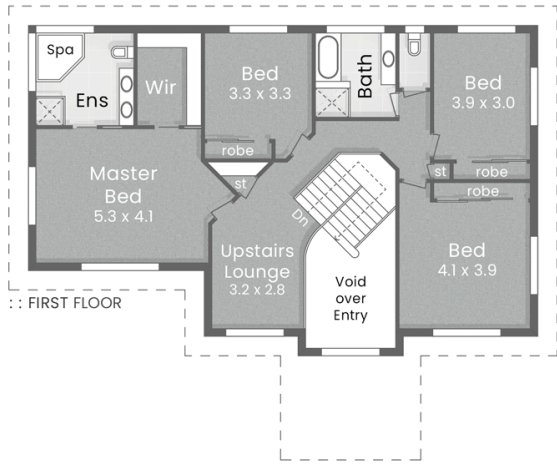
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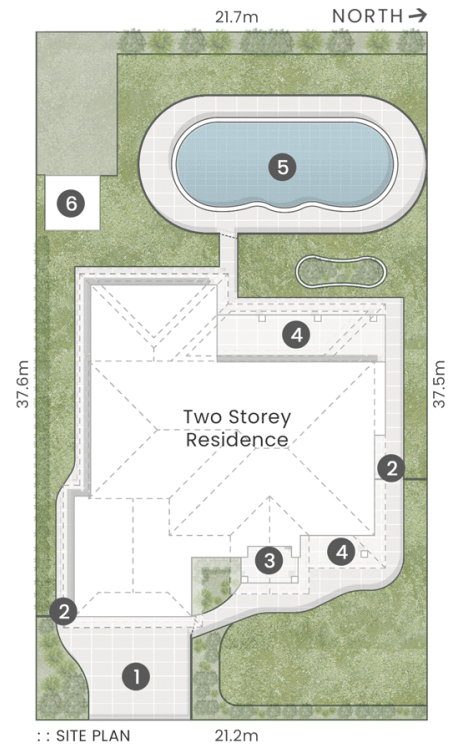


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- LEGEND**
- 1. Driveway Parking
  - 2. Side Access Gates
  - 3. Entry Porch
  - 4. Covered Patio
  - 5. Swimming Pool
  - 6. Garden Shed (3.0m x 3.0m)



LYNELLE STREET

63 Lynelle street SUNNYBANK HILLS

824m<sup>2</sup>

6 Bed + Media

3 Bath

2 Car + Off-Street

Internal 342m<sup>2</sup> | Porch & Patios 38m<sup>2</sup> | Total 380m<sup>2</sup>

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**pdc.**

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