

Sunnybank Hills, 85 Park Avenue

A Designer Masterpiece in the Heart of Sunnybank Hills

Step into a world of timeless sophistication and striking contemporary design with this exceptional family residence. Crafted for modern living with an emphasis on luxury and function, this address sets a new benchmark for prestige living in one of Sunnybank Hills' most coveted pockets.

Features at a Glance

1. Prestigious family-friendly location near parks, top schools, premium shopping and within popular Sunnybank Hills State School catchment.
2. Designer open-plan kitchen with Miele/Bosch appliances & a grand butler's pantry.
3. Multiple formal & casual living zones with elegant feature lighting & soaring ceilings.
4. Two luxurious master retreats with bespoke dressing rooms, private balconies & ensuites.
5. Landscaped north-facing backyard with alfresco entertaining & secure electric gated entry.



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.



For Sale
Under Contract

View
By Appointment

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07 3344 0288

From the moment you arrive, this home makes a statement. The striking facade with its clean architectural lines and cedar-accented porch hints at the exceptional craftsmanship within. Stepping through the wide timber door, you're greeted by an inviting sitting area and grand hallway framed with designer feature walls and gleaming tiles - the first taste of the refined elegance that flows throughout.

The heart of this home is the breathtaking gourmet kitchen - a space that blends stunning design with everyday practicality. Stone benchtops, luxury mirror-glass splashbacks and soft-close cabinetry meet the finest Miele and Bosch appliances. The expansive butler's pantry ensures effortless entertaining, while the elegant 3-metre-high recessed cedar ceiling and statement pendant lighting add drama and warmth. Just beyond, the dining area is enhanced by bespoke floor-to-ceiling display shelving with integrated LED lighting and crystal pendant lights - a fitting centrepiece for dinner parties or quiet family meals.

Multiple living areas make this residence as flexible as it is beautiful. The formal lounge upon entry showcases a marble-look entertainment wall and full-width mirror beneath a designer coffered ceiling. Flowing further inside, you'll find a spacious second formal living space, a relaxed family lounge and a dedicated media zone -- perfect for movie nights or private downtime. Downstairs also offers a generous guest suite with its own bathroom and powder room - ideal for visitors or multi-generational families.

Upstairs continues the theme of indulgent comfort. Two master bedroom retreats each feature bespoke dressing rooms, luxurious ensuites with oversized walk-in showers and multiple in-wall niche storage spaces. A sculptural freestanding tub in the main master ensuite adds a touch of spa-like luxury, turning daily routines into a five-star experience. Two additional ensuited bedrooms offer space and privacy for growing families, each appointed with premium timber floors and timeless neutral finishes that create a calming escape after busy days.

Outdoors, the north-facing backyard is a peaceful haven framed by an established magnolia and a grand avocado tree - the perfect backdrop for gatherings under the tiled alfresco with its cedar-lined ceiling. Fully fenced, with lush lawns and secure parking, every detail here supports easy family living with magnitudes of resort-style elegance.

Set on a quiet street in a tightly held enclave, this address places you moments from The Avenue Park, Sunnybank Hills State School, Sunnybank Hills Shopping Town, Calamvale Central, popular restaurants, childcare and express city buses. It's the perfect blend of exclusivity and convenience, designed for families who expect nothing less than the very best.

If you're seeking a home that blends architectural excellence, premium finishes and a coveted location - look no further - 85 Park Avenue is ready to welcome you home.

Contact Emily Xiong today to arrange your private inspection and experience designer living at its finest.

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More About this Property

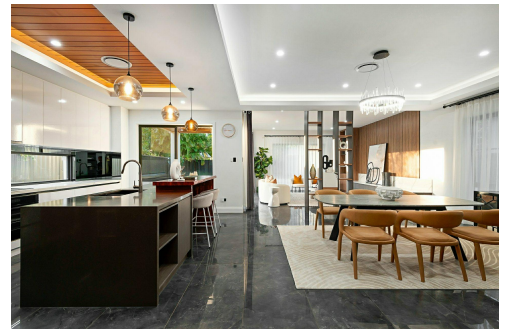
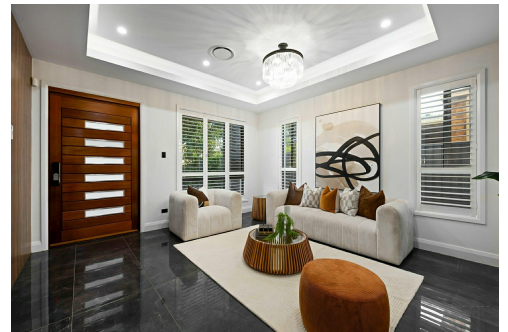
Property ID	B38MF4R
Property Type	House
Land Area	527 m2
Including	Study Air Conditioning Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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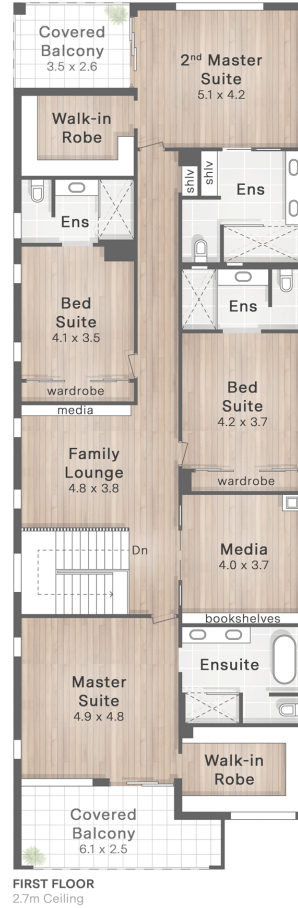
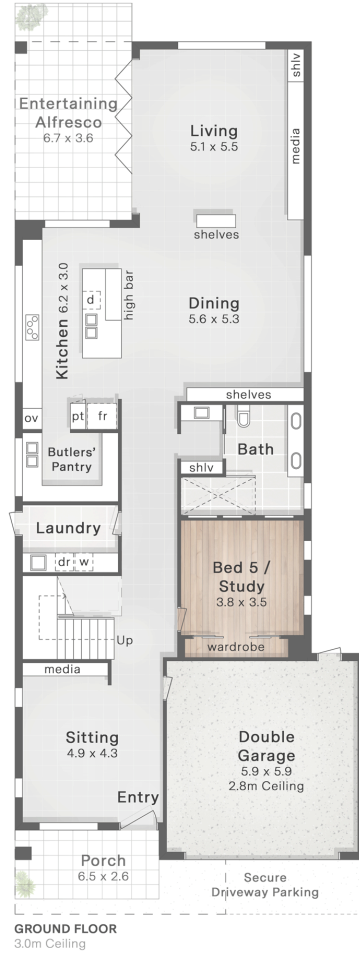
85 Park Avenue
Sunnybank Hills

- 527m² Land Size
- 5 Bed + Media
- 5 Bath
- 2 Car + Secure Off-Street

Internal 421m²
Alfresco, Balconies & Porch 63m²
Total 484m²



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1. Electric Driveway Gate
2. Secure Driveway Parking
3. Entry Porch
4. Side Access Gate
5. PV Solar Panels
6. Entertaining Alfresco
7. Fenced Grass Yard
8. Established Avocado Tree

