

Sunnybank, 16 Wen Place

SOLD BY EMILY XIONG

Uncover the pinnacle of modern elegance in this pristine, double-storey brick residence, nestled in a tranquil Sunnybank cul-de-sac. This expansive 807 sqm property boasts a prime 22.3 m south-facing frontage, highlighted by an opulent fence featuring ornate filigree. With six bedrooms, two studies, and multiple flawless living and entertainment zones, this sprawling home offers a lifestyle of sophistication and convenience. The stylish kitchen, complete with stone counters, a gas stove, a dishwasher, and a large butler's pantry, is a chef's dream, while the massive, wrap-around enclosed patio overlooks an immaculate fenced backyard, perfect for alfresco gatherings. Situated within the esteemed Sunnybank State High catchment, this residence is walking distance to everything you could ever need, including the popular Market Square.

Key Features:

- Expansive 807 sqm with prime 22.3 m south-facing frontage in a quiet Sunnybank



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For Sale
Please Call _____

View
ljhooker.com.au/B2GDF4R

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Previewer cul-de-sac, complete with opulent fence featuring ornate filigree

- Sprawling six-bedroom, two-study residence with multiple flawless living and entertainment zones
- Stylish kitchen with stone counters, gas stove, dishwasher, and large butler's pantry
- Massive wrap-around enclosed patio overlooking an immaculate fenced backyard
- Within the respected Sunnybank State High catchment and walking distance to everything you could ever need, including popular Market Square

Perfectly positioned for families of all ages, this residence is metres from buses, a private hospital, parklands, and schools. It's just a short stroll from shops, including the foodie hub Market Square, and childcare facilities. A quick drive takes you to the QE II Jubilee Hospital and Griffith University, ensuring that every amenity is within reach.

- 160 m to bus stop
- 800 m to Sunnybank Private Hospital
- 850 m to Maughan Park
- 900 m to St Thomas More College
- 900 m to Sunnybank State School
- 1 km to Sunnybank State High School
- 1 km to Sunnybank Plaza
- 1.1 km to Market Square
- 1.2 km to Sunnybank Train Station
- 1.3 km to Guardian Childcare & Education Coopers Plains
- 2.1 km to Our Lady of Lourdes Primary School
- 2.5 km to QE II Jubilee Hospital
- 2.5 km to Griffith University Nathan Campus

Situated on an immense 807 sqm block with an ideal southerly aspect, this residence is located in a prestigious and serene Sunnybank Previewer cul-de-sac. The wide 22.3 m frontage boasts an opulent wrought iron fence with gold-embellished ornate filigree, enhancing its grandeur. A pedestrian gate and electric sliding gate provide access to the wide driveway, which leads to a huge triple garage, with additional secure driveway parking also available. The soaring brick double-storey facade is pristine and classy, with an ornate wrought iron gate revealing an inviting front porch.

Step inside to a stunning hallway with decorative tiling and dazzling downlights that guide you through the layout. On the right, a spacious carpeted lounge features wall cutouts offering a peek into the neighbouring open-plan tiled lounge and dining area. These luminous and airy spaces are perfect for casual or refined gatherings, ready to help you relax or entertain.

The stylish kitchen sits amongst the open-plan living areas, creating an effortless experience for the entertainer and chef of the family. This modern kitchen features a lengthy L-shaped dining bar/island bench topped by trendy pendant lights, glistening stone countertops, plenty of contemporary cabinetry, a gas stovetop, dishwasher, and a huge butler's pantry for discreet cooking and clean-up.

The interior spills out via sliding doors onto a massive wrap-around tiled patio, complete with downlights, ceiling fans, and ornate sliding doors for added privacy and peace of mind. This space is perfect for hosting lavish alfresco gatherings and overlooks the



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immaculate fenced backyard, offering a low-maintenance space for children and pets to run around and play.

Back inside, you'll find a large, carpeted media room for extra entertainment space or a sixth bedroom just off the open-plan living areas. The carpeted master suite, located downstairs near the entry, is extra grand with a double-door entry, space for a study/nursery, a large walk-in robe, a sleek ensuite with dual vanity, and a private enclosed patio for intimate enjoyment.

Next door sits a cosy tiled study, while upstairs you'll discover a large, carpeted rumpus along with a generous hidden study with built-in desks. The upper level is also home to a further four carpeted bedrooms, all with walk-in robes and modern ensuites.

Additional Features:

- Ducted air conditioning
- Internal laundry
- Under stairs storage
- Walk-in linen cupboard
- Downstairs powder room
- PV solar panels
- Water tanks
- Garden shed

This stunning residence offers a timeless and sophisticated lifestyle in the heart of Sunnybank. Don't miss the opportunity to make this elegant home yours. Contact Emily Xiong today to find out more and arrange a viewing.

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More About this Property

Property ID	B2GDF4R
Property Type	House
Land Area	807 m ²
Including	Air Conditioning Toilets (6) Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

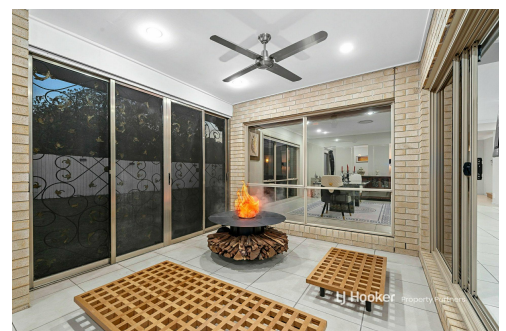
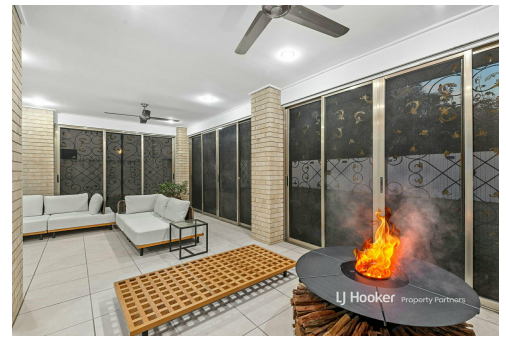
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