

Sunnybank, 19 Newber Street

SOLD BY EMILY XIONG

An exquisite addition to the Sunnybank property scene and perfectly positioned alongside residences of similar high-calibre, this brand new two-storey abode is one for discerning buyers seeking an exceptional homelife for their growing family. Strolling distance to the lively hive that is Sunnybank Central, city-bound express buses, local childcare and schools, it boasts a premium design that incorporates a sleek rendered facade with an exceptional internal fit-out comprising designer lighting fixtures, luxurious flooring, and sumptuous finishes. It's also within the renowned Macgregor Primary catchment, for a superb educational offering.

A taste of this incredible property's many delights:

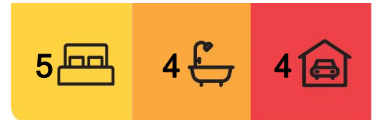
- Newly constructed premium residence offering five timber-floored bedrooms, an equal number of bathrooms (three ensuites), and every contemporary creature comfort you could wish for including a cosy fireplace



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For Sale
Please Call

View
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- Large format marble-look tiles through a sprawling open-plan lounge and dining area where a cascading pendant light twinkles from a majestic void above
- Massive designer kitchen with a custom, glass-enclosed wine fridge, walk-in Butler's Pantry, waterfall stone countertops, a linear pendant over an island dining bar, handle-free soft close joinery, and brand-name all-electric appliances
- Huge open-air north-facing outdoor entertaining terrace
- Beautiful timber floors spanning a light-filled upper level with a big rumpus incorporating a wet bar and study nook
- Supreme Sunnybank location: walk to bus, MacGregor State School, Sunnybank State High, Sunnybank Plaza, Market Square, or take a quick drive to Westfield Mt Gravatt or onto the M3 into town.

Sunnybank properties are always quick to spark interest among buyers, but this location is truly outstanding. Tucked between the busier thoroughfares of Turton and Lister Streets, Newber is low on traffic flow, making it a haven at day's end, yet it's only an 8-minute stroll to Market Square for weeknight eats, 3 minutes to Sunnybank State High School and just 2 minutes on foot to catch an express bus along Mains Road if you're working in town or the kids are attending uni or private schools in the greater Brisbane area.

- 150 m to bus stop
- 240 m Sunnybank State High School
- 600 m to Market Square
- 700 m to Search Light Early Learning Centre
- 850 m to Our Lady of Lourdes Primary School
- 900 m to Macgregor State School
- 1 km to Sunnybank Plaza
- 1 km to Altandi Train Station
- 1.3 km to Sunnybank Train Station
- 1.6 km to Les Atkinson Park
- 3.4 km to Westfield Mt Gravatt

It's fitting that a residence of this ilk should be as stunning inside as it is out. Here, a smooth rendered external finish across the two sumptuous levels is pleasingly accented with natural highlights in the form of a statement timber panelled front door, set beneath a soaring portico, and the timber-look chosen for the roller door to the remote-controlled double garage. Complementing the house is a matching rendered fence with a gated entry point for walk-ins and an electric slider over the driveway.

Inside, a world of light-filled luxury awaits. At ground level, a sprawling open plan living, dining and kitchen zone with custom display and storage cabinetry along with a soaring 5.8m void to the upper level, is the pi/u232?ce de r/u233?sistance awaiting at the end of a short central passageway off the entry foyer.

As dramatic as the void is, the long sheaths of sheer drapery falling from high above over the twin full-height window banks overlooking the outdoor terrace and grassy backyard, soften the room, as do the neutral tones chosen for the sumptuous floor tiling and the flawless finishes on the luxe kitchen joinery.

Equipped for the entertainers, the designer kitchen is everything you'd hope for and more. A double sink sits to one end of an island dining bar with waterfall stone bench tops.



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Behind is a stylish workbench of all-electric appliances surrounded by handle-free timber-finished joinery. Storage abounds, including a custom wine fridge to display your finest acquisitions, flanked with cupboards on either side. The everyday pantry items have a well-hidden home inside the adjacent walk-in Butler's Pantry, where you'll find another handy sink.

With this rear living zone opening through sliders onto an expansive open-air entertaining patio, catering to lively gatherings big or small will be a breeze from this spectacular kitchen, be they hosted at the indoor dining table inside or outdoors while the kids play happily in the lawned backyard. And when the feasting is over and it's time for relaxing, the option is there to split the activity between the two floors, with the kids - or you! - heading upstairs to the fully equipped rumpus on the upper landing.

Boasting gorgeous timber flooring, deluxe joinery, an indulgent built-in bar, study nook, and twinkling downlights, this upstairs living space is the ultimate all-in-one home entertainment and general hang-out centre for revellers of all ages.

The accommodations are on par with the rest of the rooms, spacious, airy, and beautifully kitted out with well-finished built-in or walk-in robes. Two have ensuites, including the master sanctuary - and all four bathrooms across the house boast stone-topped floating vanities, generous shower recesses or sumptuous bathtubs. So, whether you reside here or visit, indulgence awaits behind every door.

An auction is scheduled but this beauty may get snapped up sooner, as is often the case with properties of this exceptional quality. Contact Emily Xiong today to arrange an exclusive viewing and you could soon be calling 19 Newber Street, your home.

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More About this Property

Property ID	B1UHF4R
Property Type	House
Land Area	430 m ²
Including	Air Conditioning Toilets (5) Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

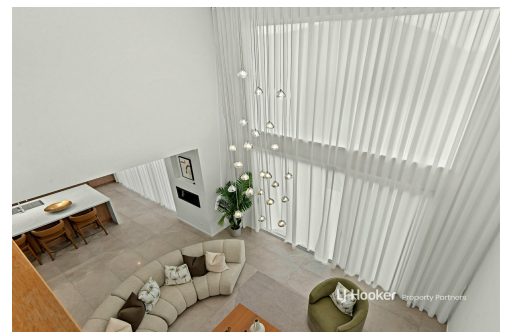
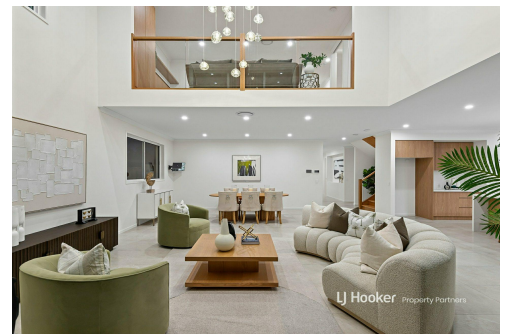
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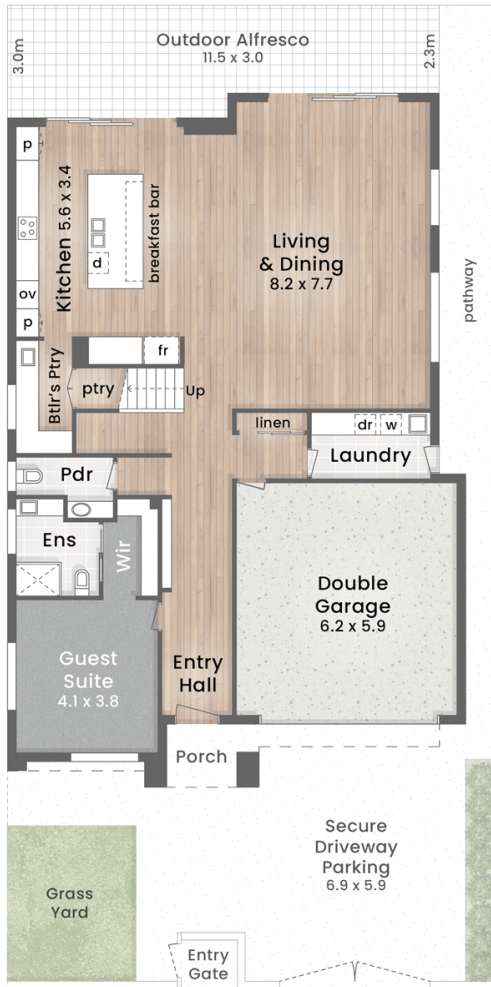
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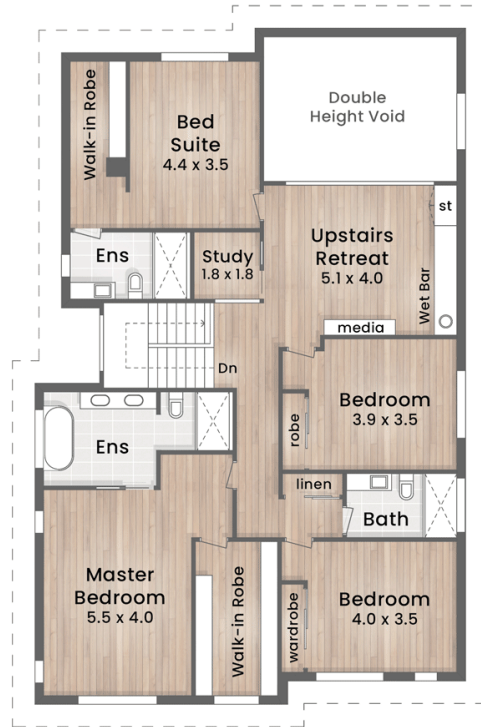


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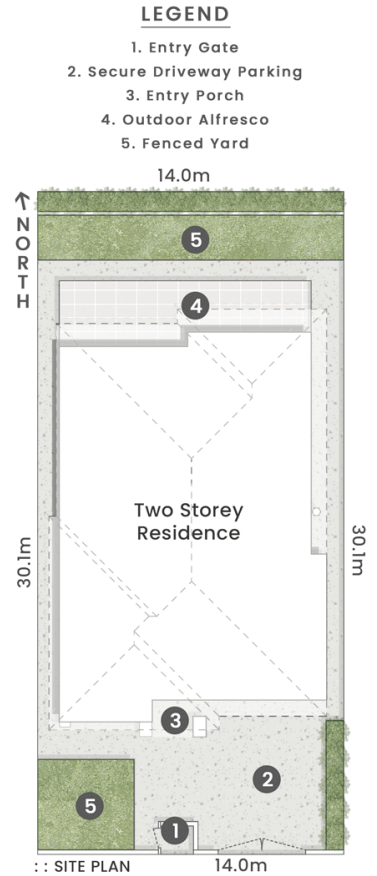
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:: FLOOR PLAN
Ground Floor
2.7m Ceiling



:: FLOOR PLAN
First Floor
2.6m Ceiling



:: SITE PLAN

19 Newber Street SUNNYBANK

430m²

5 Bed + Study

4 Bath + Powder

2 Car

Internal 363m² | Porch & Alfresco 35m² | Total 398m²

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