

Sunnybank, 30 Delafield Street

SOLD BY EMILY XIONG

This unique two-storey brick and weatherboard residence continues to delight the more you explore it. Sitting proudly at the front of a substantial 608sqm block, it commands your attention immediately with ornate double timber-framed front doors and architecturally creative roof lines set against the natural backdrop of leafy Yimbun Park. The extensive use of large format glass panes ensures the 343 sqm of internal living is bathed in tranquil natural light - highlighting the home's lofty ceilings, stylish decor and sturdy construction. A flexible floorplan spread over multiple levels creates interest and opportunity, with five bedrooms along with multiple formal and casual living areas, 4 bathrooms (3 ensuited), 2 enclosed sunrooms, and a fully self-contained Granny Flat with private external entry. All this plus a five-star Sunnybank location that puts parks, playgrounds, sporting facilities, city-bound buses, Macgregor State School, and buzzing Market Square - within a 10-minute walk of your front door.



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For Sale

Please Call

View

ljhooker.com.au/BIHSF4R

Contact

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LJ Hooker Property Partners
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- Striking street presence with architecturally creative rooflines set against a leafy parkland backdrop on a substantial 608 sqm block.
- Light-filled 343 sqm interior thanks to extensive use of large format glass panes.
- A flexible floorplan spread over multiple levels to create interest and opportunity.
- Five well-serviced bedrooms - inc. a self-contained Granny Flat with private external entry.
- Multiple living and dining spaces, enclosed sunrooms, 4 bathrooms (3 ensuites), and a north-facing lawned yard.
- Backyard pedestrian gate for shortcut access to parks, playgrounds, sporting facilities, city-bound buses, MacGregor State School, and Market Square.
- Macgregor State School catchment.

Delafield is a delightful street that not only backs directly onto Yimbun Park but leads straight on to a legion of other parklands including Jacinda St playground, Conondale and Yugarapul Parks - making this property the perfect base for embarking on serene neighbourhood walks with the kids or the family dog. Community sporting facilities abound in this suburb - with your choice of tennis, rugby union, netball and cricket clubs to get the kids involved with. All these are within a short walk - as is the esteemed Macgregor State School, and delicious eats at Market Square. Head out the double garage and an easy drive will have you sorting the weekly shop at Sunnybank Plaza, indulging in retail therapy at Westfield Mt Gravatt, or hitting the Gateway Motorway for a weekend escape to the Gold or Sunshine Coasts.

- 300 m to Jacinda St Playground
- 650 m to Sunnybank Community & Sports Club
- 700 m to city-bound bus stop
- 800 m to Macgregor State School
- 850 m to Market Square
- 1.1 km to Sunny Park Shopping Centre
- 1.1 km to Sunnybank Tennis Club
- 1.3 km to Sunnybank Plaza
- 1.3 km to Sunnybank Private Hospital
- 1.7 km to Sunnybank State High School
- 2.4 km to Westfield Mt Gravatt
- 3.6 km to Gateway Motorway onramp
- 3.8 km to QEII Jubilee Hospital
- 3.8 km to Griffith Uni Nathan Campus

With an eye-catching two-storey exterior that exudes architectural flair with its high roofline above a rendered facade with timber accents, this residence makes a fabulous first impression. Set proudly towards the front of its generous 608 sqm block, backing onto parklands, the welcoming entry deck up to twin timber-framed front doors with ornate metal detailing, sits between a remote access double garage and a bonus carport.

Inside, the first of the high-ceilinged rooms - this one at 3.7m - greets you. Two spectacular chandeliers hover high above this large living area that leads up



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one flight of stairs to a glass-enclosed sunroom with an idyllic northerly aspect over the lawned back yard, with a shorter set of stairs extending down into a chandelier-lit kitchen and dining space – serviced by a powder room and extending through a glass slider to the back yard. This kitchen boasts crisp white cabinetry with decorative moulding and all-electric mod cons including a dishwasher.

The sumptuously tiled ground floor is also home to a huge master suite with its own slider access to the back yard, plus a second bedroom with lofty 4.2m ceilings – both enjoy ensuite facilities. Additionally, and with a private external entry off the side of the home, there is the Granny Flat which comprises a combined living/dining room separating a kitchenette and yet another ensuited bedroom with A/C and timber panelled ceilings – again with sliding door access out back.

On the sumptuously timber-floored first floor, where ceiling heights soar to as much as 3.8 m, there are two more bedrooms – both with A/C, fans and built-in robes – a central living area, a full bathroom – all bookended by a glass-enclosed timber decked sunroom and a tiled loft retreat.

With lovely Yimbun Park providing a tranquil natural backdrop, the property's expansive lawned rear yard is the perfect retreat for playtime and a beautiful spot to set up an outdoor dining table for alfresco feasting with friends! Plus, as a bonus, there's a pedestrian gate in the backyard offering shortcut access to local amenities.

If you seek a home with flexibility, either for yourself or as a lucrative investment, contact Emily Xiong today for more details about this unique and incredibly versatile home, and schedule a personal tour through its spacious, sun-kissed interior.

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More About this Property

Property ID	BIHSF4R
Property Type	House
Land Area	608 m ²
Including	Study Air Conditioning Dishwasher Secure Parking Remote Garage

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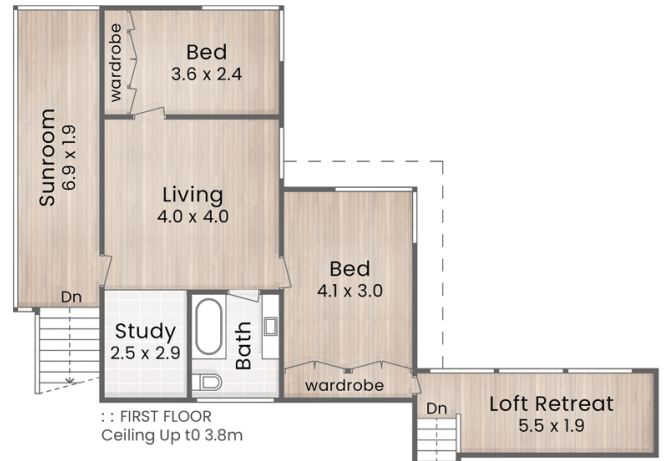
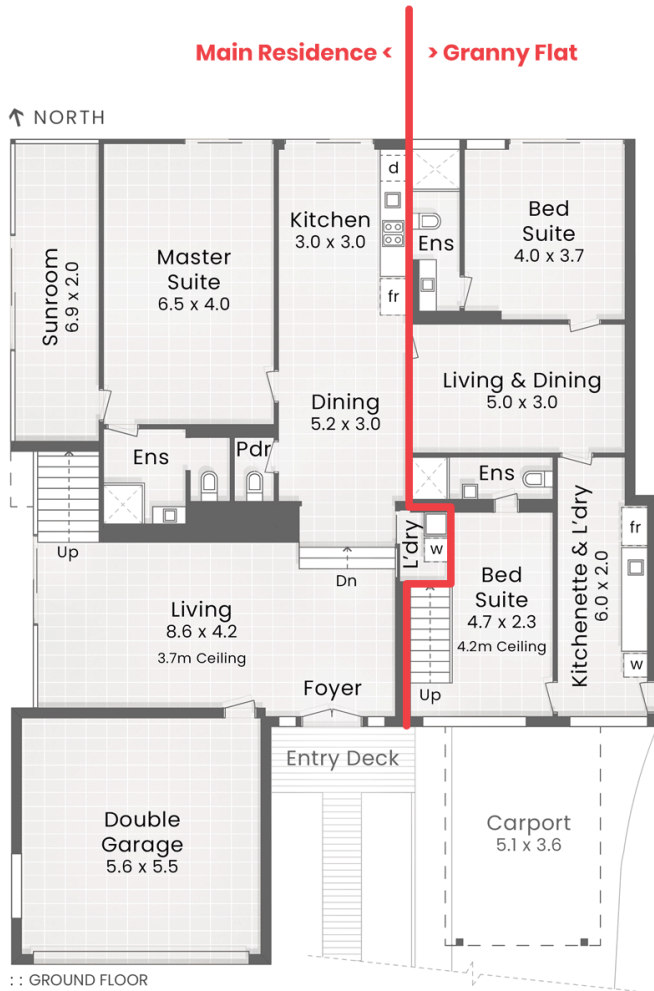
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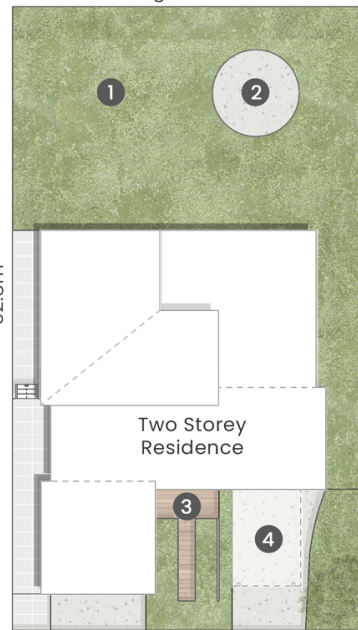


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11.3m Frontage to Yimbun Park



LEGEND

1. Fenced Yard
2. Concrete Pad
3. Entry Deck
4. Carport

:: SITE PLAN

DELAFIELD STREET

30 Delafield Street SUNNYBANK

608m²

5 Bed + Study

4 Bath + Powder

3 Car

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Internal 316m² | Carport & Entry Deck 27m²
Total 343m²

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