



4-6 Selvage Street, Sunnybank




A Majestic Sunnybank Estate - Dual Titles, Designer Elegance & Rare Potential

Set behind a stately gated entrance framed by manicured hedges, this spectacular double-storey home commands attention from the very first glance. Gracing a sprawling 1,620m² allotment with dual titles, this is not just a home - it's an exclusive opportunity to live with style, space, and significant future potential in one of Sunnybank's most prestigious pockets.

Features at a Glance:

1. Showstopping entry with grand portico, expansive interiors, and high raked ceilings.
2. Bespoke designer kitchen with stone benches & custom cabinetry.
3. Multiple indoor & outdoor entertaining spaces with contemporary bar.
4. Three upstairs bedrooms each with their own private ensuite.
5. Two titles (1,620m² total) with subdivision potential (STCA).
6. Walk to Altandi Train Station, city buses, Market Square & more.

From the grand entry portico to the soaring ceilings and expansive living zones, every element of this refined residence radiates quality

4  4  6 

FOR SALE

For Sale

VIEW

By Appointment

AGENTS

Emily Xiong
0401 056 588
emilyxiong@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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.

 **LJ Hooker**

and architectural flair.

Towering voids, oversized windows, and a stylish neutral palette set the scene, while large tiles and sleek finishes create a seamless sense of sophistication throughout. Entertain in style from your multiple living zones, each crafted to host everything from intimate dinners to lavish celebrations, complete with a stone-topped wet bar perfect for cocktails and celebrations.

At the heart of the home, the fully renovated designer kitchen is a true statement piece. With its floating island bench, gleaming stone benchtops, and rich custom cabinetry, it's a space where form meets function. A huge chef's gas stove, gooseneck mixer, dishwasher and clever servery to the outdoor area ensure this kitchen performs as beautifully as it looks.

From the indoor dining and meals areas, glass sliders open to a generous paved alfresco - ideal for year-round entertaining. The low-maintenance yard beyond is fully fenced and private, offering space for future enhancements like a pool, granny flat, or extension (STCA), while the existing lush lawns and hedges provide a tranquil backdrop.

Accommodation is equally impressive. Upstairs, three of the four bedrooms boast private ensuites - making this ideal for multigenerational living, families with teens, or guest privacy. The master suite is palatial, complete with spa-style ensuite, walk-in robe, and built-ins. A fourth bedroom is thoughtfully placed on the lower level - perfect for guests or a home office - with an additional shared bathroom nearby.

Additional Features:

- Triple remote garage + oversized triple carport
- Fully fenced block with secure gated entry and long driveway
- Split system air conditioning
- Water tank & solar panels
- Internal laundry
- Quality tile & timber flooring throughout
- Garden shed
- Premium fixtures and finishes

Perfectly located for lifestyle and convenience, this elite Sunnybank address is just a short walk to Altandi Train Station, express city buses, local schools and childcare, and only minutes to the vibrant dining and retail scene of Market Square, Sunnybank Plaza and Pinelands Plaza. Whether you're heading to work, enjoying dinner with friends, or simply soaking in the serenity of your private estate - everything is within easy reach.

This is more than just a home. It's a grand statement, a rare landholding, and an opportunity unlike any other. Contact Emily Xiong today to arrange your inspection.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

Asia-Pacific Group (Australia) Pty Ltd with Sunnybank Districts P/L
T/A LJ Hooker Property Partners
ABN 39 831 978 227 / 21 107 068 020

MORE DETAILS

Property ID	B403F4R
Property Type	House
Land Area	1620 m2
Including	Air Conditioning
	Toilets (4)
	Dishwasher
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank

Emily Xiong 0401 056 588

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

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



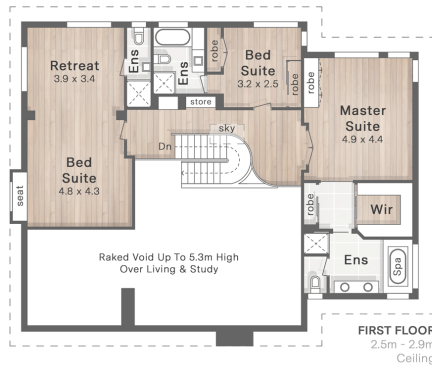
4-6 Selvage Street
Sunnybank

- 1,620m² Land Size
- 4 Bed + Study
- 4 Bath
- 6 Car + Secure Off-Street

Internal 372m²
Alfresco, Patio & Portico 54m²
Carport 62m²
Total 488m²
Void 61m²



DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of FloorScape. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by FloorScape and is subject to strict copyright. No ownership is taken of building design. Find out more at floorscape.au



1. Secure Driveway Parking
2. Entry Portico
3. Oversized Triple Carport
4. PV Solar Panels
5. Covered Alfresco
6. Covered Patio
7. Garden Shed
8. Water Tank
9. Hills Hoist
10. Potential Subdivision (713m² Land Size)

