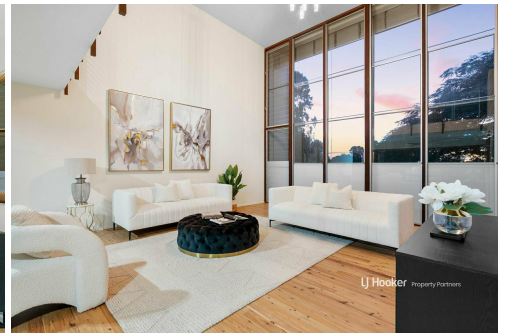
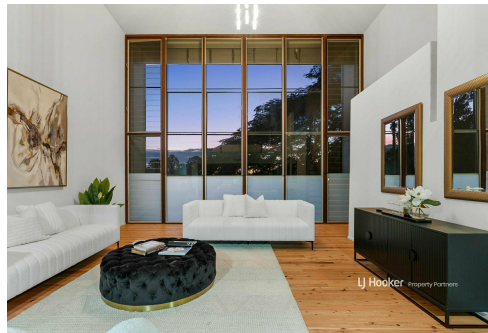




LJ Hooker Property Partners



## Sunnybank, 89 Woff Street

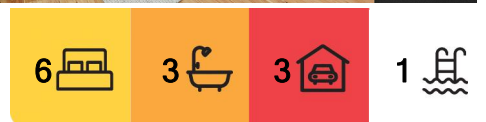
The Ultimate Designer Escape on 1,146m<sup>2</sup> with Parkside Views

A once-in-a-lifetime offering - this extraordinary residence designed in 2011 by acclaimed architectural firm Arkhefield, offers a rare 1,146m<sup>2</sup> of resort-style living, with un-interrupted views across Les Atkinson Park.

Soaring ceilings, walls of glass, and an entertainer's dream backyard featuring a stunning 14m lap pool make this home a private retreat like no other. Sitting proudly on a double-sized 1,146 sqm block, this rare architectural masterpiece is an unrepeatable gem - one that simply doesn't exist in today's market.

Top 5 Features at a Glance:

1. On-of-a-kind Arkhefield-designed home, with striking architecture, soaring glass walls & grand open spaces.
2. Breathtaking double-storey enclosed deck & alfresco area, featuring a 5.5m ceiling



**For Sale**  
\$2,228,000

**View**  
By Appointment

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**07 3344 0288**

**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.

overlooking the sparkling 14m lap pool and lush gardens.

3. Flexible, multi-generational layout with six bedrooms, a mezzanine retreat, and a lower-level rumpus opening onto a private courtyard.

4. Premium chef's kitchen featuring Miele appliances, a separate walk-in pantry, and extensive built-in storage.

5. Expansive block with lush gardens & bonus outdoor features - fruit trees, veggie patches, fire pit, pool pavilion, and sandstone-paved alfresco dining.

#### An Architectural Icon

Designed with timeless appeal, this residence embodies the elegance of classic brick features, infused with Arkhefield's signature craftsmanship. The 5.1m high central living area is framed by vast glass walls, creating a breathtaking sense of space and light. Glass louvres and bi-fold doors ensure natural airflow, while the soaring double-storey deck provides a resort-style backdrop rarely seen in residential properties.

#### Designer Kitchen & Multi-Generational Living

The heart of the home is a large chef's delight - boasting sleek Miele appliances with a gas cooktop, expansive bench space, built-in display cabinet, and a separate walk-in pantry.

Multiple living zones make this home perfect for families of all sizes. The downstairs rumpus opens onto a rear courtyard, creating a self-contained space for teenagers, guests, or a dual-living setup. Upstairs, the mezzanine level provides a retreat for an extra living room, home office or reading nook.

#### A Backyard Oasis Like No Other

Step outside and you'll feel like you've arrived at a private resort. The breathtaking double-height deck is one of the home's most striking features, offering a commanding view over the shimmering 14m lap pool and poolside pavilion. Lush fruit trees, a veggie patch, a fire pit, and rolling lawns complete this tropical haven - perfect for entertaining or unwinding in complete privacy.

#### Luxurious Bedrooms & Spa-Like Bathrooms

The upstairs master retreat is a light-filled haven, featuring louvred windows, a walk-in robe, and a lavish ensuite. Another five generous bedrooms are spread across the first two levels, serviced by two additional bathrooms, all with sleek contemporary finishes and oversized showers. The second bedroom is a versatile space with a built-in bookcase - ideal as a home office, library, or creative space.

#### Additional Features:

- 20,500L underground water tank with pump
- 3,000L water tank
- 5x split-system air-conditioning units plus ducted cooling to master & bed 2
- 9x ceiling fans
- Crimsafe security screens
- security system
- 31 x solar panels
- 2 x solar hot water panels
- Expansive car accommodation: extra-large single garage, double carport, plus 2 open spaces (one with side access for boat or campervan)

#### An Unbeatable Sunnybank Location



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Nestled in an exclusive enclave of Sunnybank, across from Les Atkinson Park, this home is just moments from Pinelands Plaza, Pengana Playground, and esteemed schools. With easy walking access to Sunnybank Train Station and city bus stops, and an easy commute to major shopping hubs, and motorways, this home has it all.

This is a rare opportunity to own an architectural masterpiece. Homes of this calibre don't come around often - contact Peter Florentzos or Kathy Lu today.

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L  
T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020

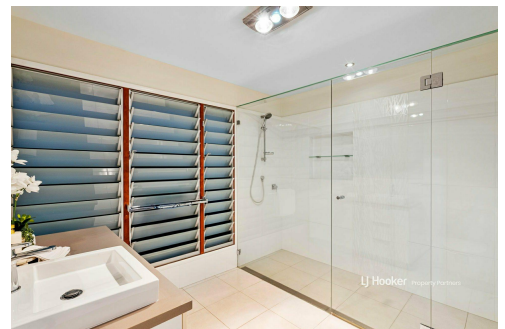
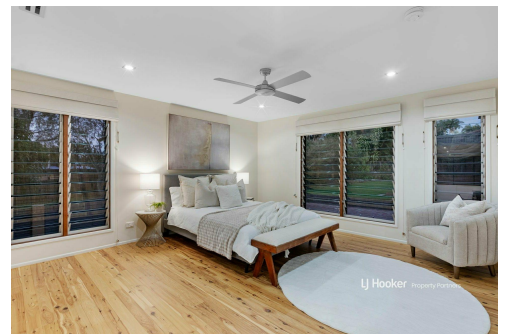
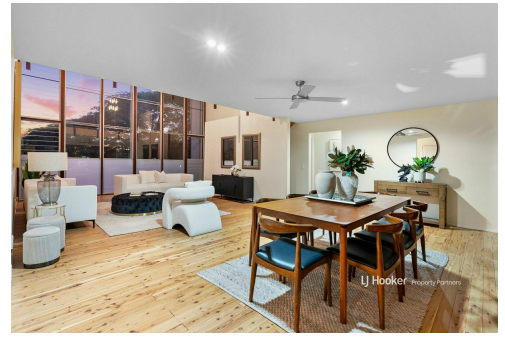
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## More About this Property

<b>Property ID</b>	B2Y4F4R
<b>Property Type</b>	House
<b>Land Area</b>	1146 m2
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Alarm Pool Courtyard Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank Solar Hot Water

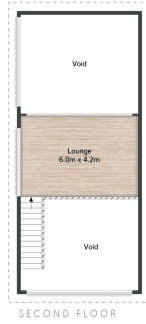
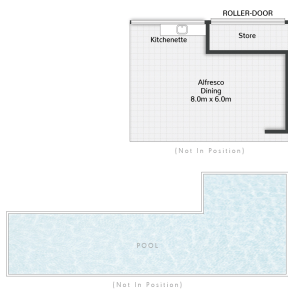
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Sales Associate to Peter Florentzos | kathy.lu@ljhpp.com.au

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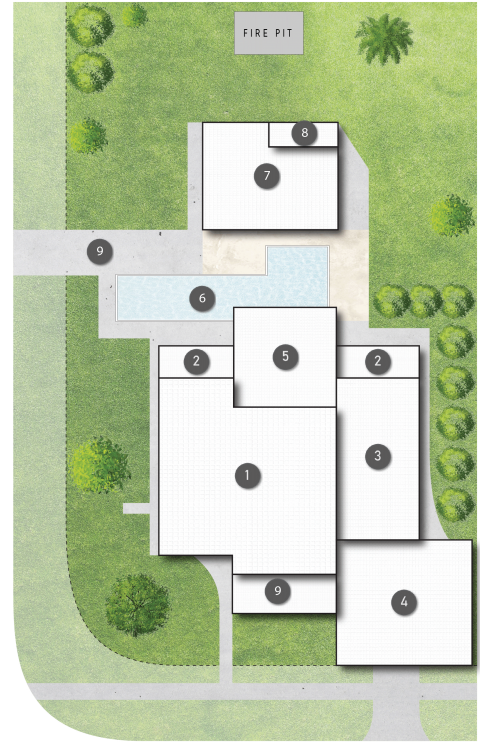


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- LEGEND
- 1 RESIDENCE
  - 2 PATIO
  - 3 GARAGE
  - 4 CARPORT
  - 5 DECK
  - 6 POOL
  - 7 ALFRESCO
  - 8 STORE
  - 9 CAR PARK



89 Woff Street **SUNNYBANK**

6 | 3 | 3 | 581m<sup>2</sup> | 1146m<sup>2</sup>

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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