

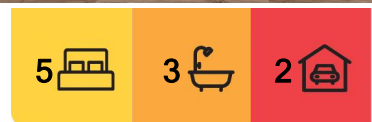
## Sunnybank, 9 Comley Street

SOLD BY EMILY XIONG

A symphony of elegance and grandeur, this exquisite Art Deco inspired residence is a celebration of luxury living. Perfectly positioned in a phenomenal Sunnybank location, it is just a short stroll from lush parks, bus stops, Market Square, and the highly sought-after Macgregor State School. With a vast and sophisticated layout boasting trendy timber floors, multiple expansive living areas, and a blissful outdoor haven, this resplendent manor offers absolute comfort and indulgence.

### Property Highlights:

- Opulent Art Deco elegance in an unrivalled Sunnybank location, a stone's throw from parks, public transport, Market Square, and Macgregor State School.
- Grand and sophisticated layout with multiple expansive living areas, including a formal lounge, open-plan lounge and dining area, media lounge, and a carpeted upstairs rumpus.
- Gourmet kitchen fit for a chef, flaunting marble-look waterfall stone counters, a



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**Contact**  
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**LJ Hooker Property Partners**  
**07 3344 0288**

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dishwasher, quality appliances, and an oversized walk-in pantry.

- Seamless outdoor entertaining, featuring a covered patio with modern downlights, a ceiling fan, outdoor blinds, and a stylish firepit zone within a low maintenance fenced backyard.
- Lavish comforts throughout, including ducted air conditioning, ceiling fans, security screens, window locks, a solar system, solar hot water, and two garden sheds.

Set on a lively Sunnybank street, this spectacular residence is a private oasis brimming with sophistication. Behind sturdy rendered fencing, a secure gated driveway leads to a double garage, while a pedestrian gate invites you through manicured gardens to the luminous portico of this stately rendered home. Its geometric grandeur and sleek lines reflect an Art Deco masterpiece while simultaneously evoking the splendour of a Mediterranean villa.

Enter through the striking double doors and into a vast, radiant sanctuary where crisp white walls, gleaming downlights, and rich timber floors create an atmosphere of refined indulgence. The entire home is climate-controlled with ducted air conditioning, ensuring supreme comfort in every season.

A sophisticated formal lounge sits just off the grand entryway, its stylish Plantation shutters framing a chic space ideal for intimate soirees or relaxed evenings with a book. Opposite, an elegant home office, complete with a matte-black ceiling fan and stylish Plantation shutters, offers the perfect setting for remote work or entrepreneurial pursuits.

Further inside, the sprawling open-plan lounge and dining area unfolds, basking in natural light and accentuated by a glistening gold-tinted pendant light above the dining zone. Around the corner, a plush media lounge provides a cosy retreat for family movie nights or binge-watching your favourite series.

Commanding centre stage, the glamorous kitchen is a masterpiece of design and function. A lavish island bench and dining bar, topped with sumptuous marble-look waterfall stone countertops, takes pride of place beneath elegant gold-tinted pendant lights. The sleek white cabinetry, chic subway-tile splashbacks, premium electric appliances, and white gooseneck mixer elevate this kitchen to a level of undeniable sophistication. A large walk-in pantry completes the ensemble, ensuring effortless entertaining and gourmet feasts are always within reach.

Glass sliding doors seamlessly connect the indoors to the exquisite outdoor entertainment area. The generous tiled patio, adorned with modern downlights, a matte-black ceiling fan, and sleek outdoor blinds, is the ultimate setting for alfresco dining. A stylish pebbled firepit zone beckons in the corner of the backyard, creating an idyllic retreat for winter evenings under the stars. Elevated bamboo trees lend a lush, tropical feel, while immaculate lawns provide the perfect playground for children and pets.

A striking cascading chandelier illuminates the winding staircase, guiding you to the upper level, where a spacious carpeted rumpus offers an additional space for family relaxation or entertainment. Here, five plushly carpeted bedrooms, each with built-in robes and ceiling fans, await.

The deluxe master suite is a sanctuary of indulgence, with an enormous layout allowing for



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a private reading nook, study, or nursery. A private balcony offers a secluded escape, while the ensuite is pure luxury, featuring a frameless shower, a freestanding soaking tub, a dual stone-topped floating vanity, and exquisite floor-to-ceiling tiles. Two further bathrooms, each boasting the same gleaming finishes, ensure absolute convenience across both levels.

Positioned in a prime location, this remarkable residence places you within walking distance of an array of coveted amenities and attractions. From bustling shopping centres to top-tier schools and serene parks, every convenience is at your fingertips.

#### Location Snapshot:

- 30 m to Bus Stop
- 550 m to Market Square
- 550 m to Macgregor State School
- 600 m to Yimbun Park, Dog Off-Leash Park, and Basketball Court
- 1 km to Sunnybank Plaza
- 1 km to Sunnybank Private Hospital
- 1.4 km to Sunnybank State High School
- 1.6 km to Altandi Train Station
- 1.7 km to Sunnybank Community Preschool and Kindergarten
- 2.3 km to Westfield Mt Gravatt

This dazzling and sophisticated residence is a supreme opportunity for luxury living in one of Sunnybank's most sought-after locations. Don't miss out--contact Emily Xiong today to register your interest before it's gone!

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Asia-Pacific Group (Australia) Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners

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## More About this Property

<b>Property ID</b>	B2VFF4R
<b>Property Type</b>	House
<b>Land Area</b>	607 m2
<b>Including</b>	Air Conditioning Toilets (1) Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Solar Panels Solar Hot Water

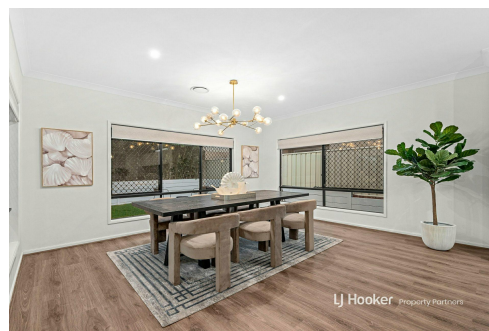
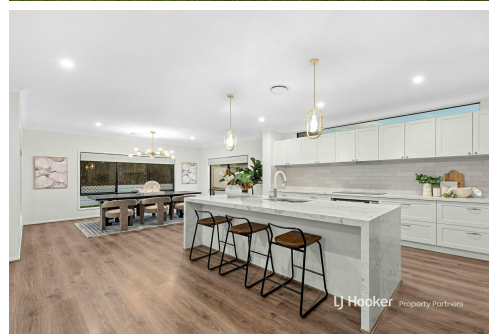
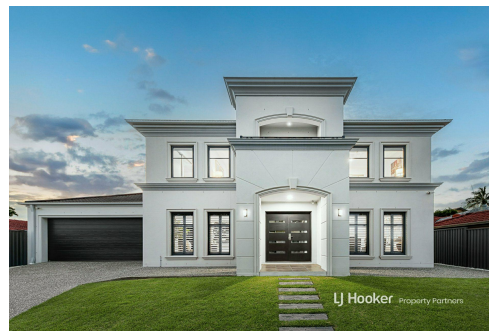
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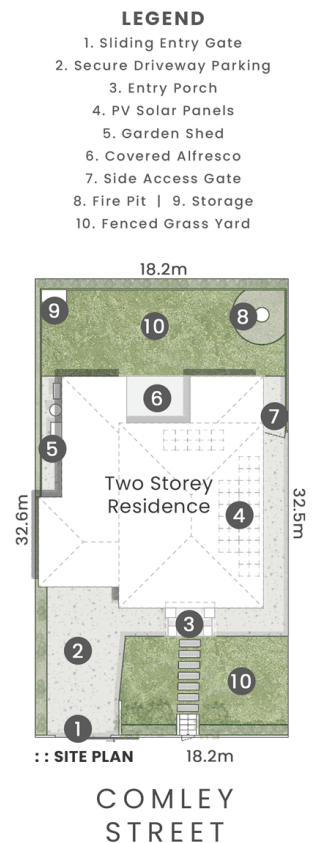
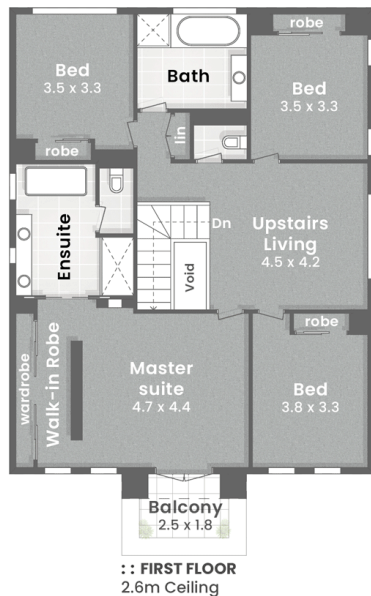
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9 Comley Street  
**SUNNYBANK**

Internal 361m<sup>2</sup> | Alfresco, Balcony & Porch 30m<sup>2</sup> | **Total 391m<sup>2</sup>**

607m<sup>2</sup>

5 Bed + Study

3 Bath

2 Car + Off-Street

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