



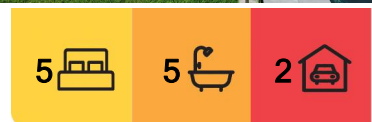
## Carindale, 33 Eromanga Street

### LUXURY LIVING OVERLOOKING PACIFIC GOLF CLUB

Situated in a prestigious location, this stunning five-bedroom, five-bathroom residence embodies contemporary elegance and effortless modern living. Nestled in a serene, tree-lined street, this magnificent home boasts expansive interiors, high-end finishes, and breath-taking views over the Pacific Golf Club.

From the moment you step inside, you'll be captivated by the sophisticated design, seamless layout, and quality craftsmanship. The spacious open-plan living, dining, and home theatre areas are adorned with sleek tiles, creating a warm and inviting ambiance. The modern gourmet kitchen is a chef's dream, featuring a stunning stone island bench, a walk-in pantry, integrated dishwasher, and premium appliances.

Designed for ultimate indoor-outdoor living, the glass sliding doors open onto a spectacular outdoor entertaining area. This private alfresco space is beautifully paved and leads to a gorgeous backyard that offers uninterrupted views of the lush greens of the Pacific Golf Club-an entertainer's paradise.



**For Sale**  
By Negotiation

**View**  
Sat 26th Apr @ 11:40AM - 12:10PM

**Contact**  
**Ming Body**  
0418 297 978  
mbody@ljhpropertycentre.com.au



**LJ Hooker Property Centre**  
**(07) 3286 2500**

**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.

#### Property Highlights:

- \*Sparkling swimming pool, perfect for relaxation and entertainment
- \*Secure double-car garage with extra room for a golf buggy
- \*Ducted heating and air-conditioning throughout
- \*Elegant, low-maintenance landscaping
- \*Quality fittings throughout
- \*Three-phase ducted air-conditioning
- \*Back-to-base security system and intercom
- \*Outdoor ceiling fans
- \*Crimsafe security screens
- \*20,000L rainwater tank
- \*Automatic irrigation systems
- \*Two instantaneous hot water systems

#### Downstairs:

- \*Study or 5th bedroom with two-way bathroom
- \*Theatre room
- \*Gourmet kitchen complete with butler's pantry, breakfast bar, extra cabinetry, and display cupboards
- \*Premium appliances: Commercial range hood, Smeg pyrolytic oven, Highland hotplate, and double-drawer dishwasher
- \*Lounge and separate dining with extra cabinetry
- \*Outdoor entertainment area featuring a BBQ, fridge space, sink, and storage cupboards
- \*Fully tiled and fenced saltwater pool with water feature

#### Upstairs:

- \*Master bedroom with extensive walk-in robe featuring structured shelving, drawers, and hanging space
- \*Luxurious ensuite with separate toilet, double sinks, double showerheads, and deep egg-shaped bath
- \*Three additional queen-sized bedrooms, each with ensuites; two with walk-in robes, one with built-in cupboards
- \*Lounge with built-in cabinetry and office/study station
- \*Private balcony overlooking the pool and golf course

#### Prime Location:

Walking distance to bus services, close to Carindale Shopping Centre, Citipointe Christian College, local schools, cafes, and restaurants. Easy access to the airport, major freeways, and the bay. Serene by day and night, offering a relaxing ambiance or an entertainer's delight with golf course views, privacy, and stylish space.

Year built: 2013

**DISCLAIMER:** In preparing this information, we have used our best endeavours to ensure its accuracy but accept no responsibility and disclaim all liability for any errors, inaccuracies, or misstatements. Prospective purchasers should conduct their own inquiries to verify the details. All information provided by Ming Properties is as a convenience to clients.



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## More About this Property

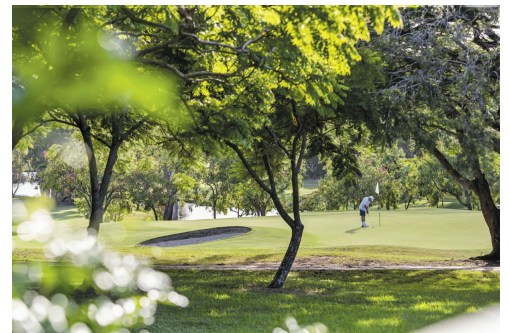
<b>Property ID</b>	BT0KF2S
<b>Property Type</b>	House
<b>House Size</b>	318 m <sup>2</sup>
<b>Land Area</b>	534 m <sup>2</sup>
<b>Including</b>	Ducted Cooling Courtyard Balcony Water Tank

### Ming Body 0418 297 978

Independent Contractor - Ming Enterprises Pty Ltd |  
mbody@ljhpropertycentre.com.au

### LJ Hooker Property Centre (07) 3286 2500

152-164 Shore St West, Raby Bay, Brisbane Qld 4163  
propertycentre.ljhooker.com.au | hello@ljhpc.com.au



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**MING BODY**  
PROPERTIES  
Ming Body  
0418 297 978



33 Eromanga Street, Carindale

5 5 2 534 m<sup>2</sup>

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