



174/54 Slobodian Avenue, Eight Mile Plains

House-sized living, apartment-sized effort!

A short walk from the South East Busway, minutes from Rochedale Village, Westfield Mt Gravatt and three motorway on-ramps — everything that makes Eight Mile Plains such a magnet for commuters, families and investors alike — this 3-bedroom apartment pairs a rare 3-bathroom layout with a level 7 outlook and 2 secure basement car spaces.

Highlights:

- 3 beds/3 baths (2 with private ensuite), master with walk-through robe, all beds carpeted with robes, fans + split system air-con
- Stone kitchen: breakfast bar, glass electric cooktop, under-bench oven, built-in microwave, dishwasher, tall pantry
- 30m2+ open lounge/dining on timber-look floors, flowing to a covered 3.5 x 3.5m balcony with district/mountain views
- LED downlights, internal laundry (dryer stays), linen press, high-speed broadband
- 2 secure basement car spaces, gated entry/video intercom, on-site management, residents' BBQ pavilion, exterior freshly repainted

Seven floors up, this apartment sits well above the everyday noise, and the difference lands immediately: a district and mountain outlook off the balcony, cross-breezes through the sliders and a level of quiet

3 3 2

FOR SALE

Under Contract - Complex Record Price

VIEW

By Appointment

AGENTS

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AGENCY

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you just don't get at street level. The building's exterior has been freshly repainted, and you come and go via gated access, video intercom and a secure basement holding 2 car spaces of your own.

Timber-look floors run through an open lounge and dining zone of more than 30m², uninterrupted from the kitchen bench out to the sliders, where a covered 3.5 x 3.5m balcony doubles as a second living room. A ceiling fan turns overhead and a split-system keeps the zone cool.

The bathroom count is the real hero. Three of them! Two are private ensembles, one off the master via a walk-through robe, the other servicing bedroom 2, which also has built-in robes and a study desk. Bedroom 3 sits quietly at the rear with mirrored robes and the main bathroom at its door. Every bed is carpeted, fan-cooled and runs its own split-system (4 across the home). The kitchen holds up its end with stone benchtops, a breakfast bar seating 3, a glass electric cooktop, under-bench oven, built-in microwave, dishwasher and a tall bank of pantry cabinetry.

Rounding out the offering is a separate internal laundry (the dryer stays), a linen press, LED downlights, high-speed broadband, and a fully fenced residents' BBQ pavilion on landscaped lawn.

All this, plus a location that does the heavy lifting. On foot it's roughly 500m (7 minutes) to Eight Mile Plains busway station for express runs to the city, South Bank, Griffith, UQ and QUT, plus a 10-min stroll to early learning; everything else is a short drive: Rochedale Village (6 mins), Eight Mile Plains Shopping Centre (7), Rochedale State High (5), Rochedale State School (6), Westfield Mt Gravatt (7) and Sunnybank Plaza (12), with the Pacific, Gateway and Logan motorways a few turns away.

If you like the sound of your own bathroom, 2 car spaces downstairs and convenient transport links, be quick on this one!

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 60 625 175 849 / 21 107 068 020

MORE DETAILS

Property ID	B58JF4R
Property Type	Apartment
Land Area	116 m2
Including	Air Conditioning
	Toilets (3)
	Intercom
	Balcony
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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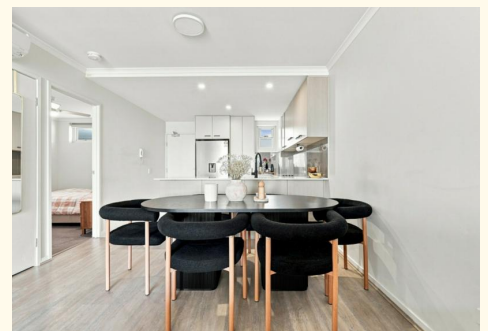
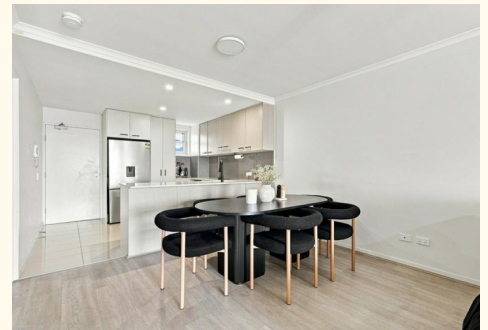
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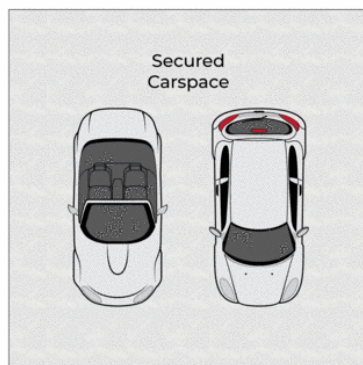
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3 3 2 111sqm



Scale in meters. Indicative only. Dimensions are approximate.
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