

Eight Mile Plains

Unparalleled Elegance: A Feature-Filled, Ultra-Modern Family Residence

Disclaimer: All photographs were captured two years ago and may not reflect the current condition of the property.

Blurring the lines between indoors and out, with two expansive banks of glass sliders extending an impressive ground floor living zone onto impeccably landscaped private gardens, this fully rendered, two-storey abode sets the benchmark for luxury southside living.

Highlights:

- Massive open-plan lower living with a family room, meals/sitting area, and dining room
- Huge centrally located chef's kitchen with designer fixtures, fittings and finishes
- 5 luxe bedrooms (4 up, 1 down) serviced by 3 exquisite bathrooms (2 up, 1 down)
- Lofty 2.75m ceiling heights throughout, large format floor tiles & chic hybrid flooring
- Ducted heating/cooling and a substantial solar panel set-up; Crimsafe to all windows and doors, 8-camera surveillance system,

5 🏠 3 🚿 2 🚗

FOR SALE

Best Offers by 17/4/26 at 5pm

VIEW

By Appointment

AGENTS

Alan Gu
0430 376 232
alangu@ljhsbh.com.au

Ling Li
0450 450 703
lingli@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 integrated ducted Bluetooth speakers

Enjoying a commanding position on a corner block at the gateway to a low-traffic, no-through section of Slododian Avenue, this 2020-built home makes a powerful first impression with its sleek linear facade and manicured lawns on either side of secure fencing incorporating a monitored pedestrian gate and electric slider to the double garage.

Dual timber framed doors provide a grand entrance into the home's free-flowing ground floor where a stunning designer kitchen is the centrepiece of multiple inter-connected living and dining areas.

Whether you're enjoying a movie with the kids in the family room, taking some quiet time out with a book in the sitting area, or hosting a feast with friends at the dining table, every space has the option to be bathed in natural light, or not, through an abundance of full-height windows fitted with sheer and block-out curtains.

In the kitchen and its adjoining dining room, feature lighting provides a focal point - with a glistening chandelier over the main table and a trio of pendants over the island dining bar, set within a timber-paneled bulkhead.

Cooking will be a delight in this exceptional kitchen where quality appliances, including a dishwasher, wall-mounted ovens, and a gas cooker with statement rangehood, rest within smooth, handle-free joinery flowing over gorgeous stone bench tops. The walk-in pantry is lush too.

The living experience has been significantly expanded with the enclosure of the alfresco patio, creating a versatile extra living space that can be enjoyed regardless of the weather. This area flows out to a newly concreted, low-maintenance yard, complete with a dedicated playground area - the perfect spot for children to play safely while you entertain.

Luxury meets technology with ducted Bluetooth speakers providing a seamless soundtrack to your daily life. Security is paramount here with Crimsafe to all windows and sliding doors, complemented by a sophisticated 8-camera surveillance system for total peace of mind.

Elsewhere on the lower level is a bedroom with an adjoining full bathroom, which could work wonderfully as a guest wing. The rest of the accommodations are upstairs.

To reach the first floor, wander up a floating staircase with a glass balustrade beneath the glow of a cluster of cascading spheres in the stunning pendant light high above.

In addition to the open living area at the top of the landing, this level offers four bedrooms, the master with a walk-in robe and ensuite - and a full bathroom servicing the rest. All three bathrooms in this home boast floor-to-ceiling tiling and stunning basins within floating vanities. The two main bathrooms on each level also have tempting freestanding bathtubs.

To cap it all off, this beautiful home is conveniently located in a well-serviced pocket of Eight Mile Plains where every southside amenity is at your fingertips - from top local schools and university campuses to vibrant shopping and entertainment precincts, food meccas, and city-bound public transport networks.

If you deserve the best, it's right here, contact Alan Gu and Ling Li today to find out how to secure your viewing.

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.

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	B44HF4R
Property Type	House
Land Area	615 m2
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Alarm
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

Alan Gu 0430 376 232

Agent with Zora Liu | alangu@ljhsbh.com.au

Ling Li 0450 450 703

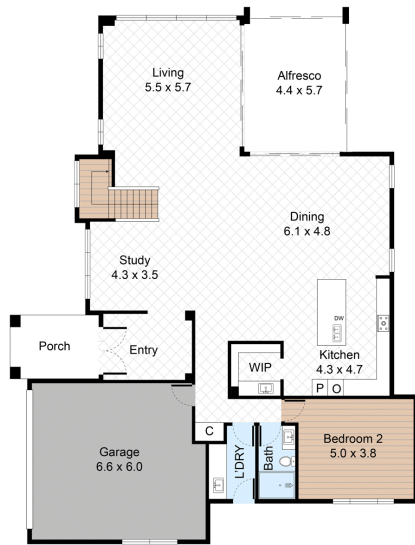
Sales Agent | lingli@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

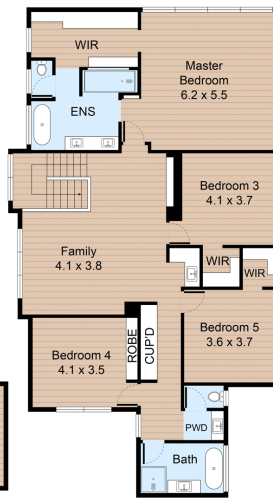
25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



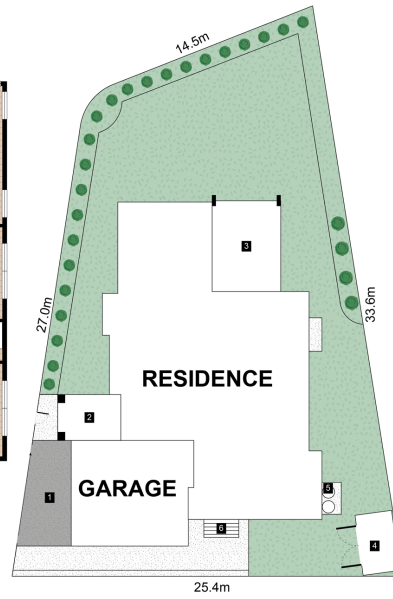
5 Bed 3 Bath 2 Car



GROUND FLOOR



FIRST FLOOR



SITE PLAN



LEGEND

- 1. Driveway
- 2. Porch
- 3. Alfresco
- 4. Shed
- 5. Gas Cylinder
- 6. Clothes Line

Internal : 437.8m²
 External : 25m²
 Land Size : 615m²

All information contained herein is gathered by Little Hinges. Whilst the scanning technology is highly reliable, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

LJ Hooker
 Property Partners

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.

