

11 Fanfare Street, Eight Mile Plains

## **SOLD BY ALAN GU, ZORA LIU & LEAH LI**

In a thoroughfare befitting its triumphant arrival to market, 11 Fanfare Street will surpass even the highest expectations you might have of an all-new, top-shelf 'Turnkey Executive-level home!' Brimming with luxury brand appliances and every conceivable creature comfort, this majestic 2-storey is set-up for dual living with a self-contained 2-bedroom Granny Flat (GF) and has a stunning timber decked pool too!

### Highlights:

- 5 solid timber floored beds in all, 3 master-sized with ensuites - 2 of these with WIRs
- Ground floor GF has private entry, 2 beds, bathroom, combined living/dining & kitchenette
- Premium floor tiles in the huge, combined kitchen/living/dining & separate media room
- Reinforced structural frame, matt finish tiling through living areas, full height bathroom tiles
- Loads of alfresco entertaining area, no-fuss synthetic turf, double carport, electric slider

Sitting on a generous 624m2 allotment there was always going to be room here to create an epic residence and still have space for

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### FOR SALE

Please Call

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### AGENCY

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interesting outdoor entertaining areas and a big pool - this one kidney-shaped for something a little different and surrounded by sun loving timber decking.

Under roof is a vast 273m<sup>2</sup> of living, thoughtfully laid out to comfortably accommodate various dual living needs - whether that be live-in in-laws or kids at tertiary schooling age looking for a little independence.

Downstairs houses a sumptuous 2-bedroom Granny Flat along with an ensuited bedroom with a BIR, a media room, guest powder room, the laundry, and a super-sized combined kitchen/living/dining area with lofty 3m ceilings.

The rear living hub is a showstopping space where the incredible 'on-show' kitchen captivates with its stunning island dining bar, handle free joinery, and mix of Miele and Robam appliances (including a fully integrated double door fridge, induction cooker with statement rangehood, built in microwave and wall oven); not to be outdone - the Butler's Pantry has a gas cooktop, a second sink, dishwasher and additional pantry and prep space. There's a cosy open fireplace down one end of the living area, next to a built-in entertainment unit and sheer curtains run over the twin sliders onto the covered alfresco entertaining patio and pool.

Mirroring the rest of the house in style, the Granny Flat comprises 2 bedrooms with custom BIRs/desk space, a full bathroom and a combined living/dining area with a kitchenette at one end - a mini-version of the big one with a gas cooker, sink and space for a fridge and dishwasher. This area can be entered from inside, sitting just off a handy powder room, but also has its own external access - giving full autonomy to the occupants.

A timber staircase with full glass balustrade connects the front foyer to the upper wing where another 2 master-size bedrooms await, each with a spacious WIR and their own lush ensuites.

Swish matt finished tiles span the downstairs living spaces, while all the bedrooms sport herringbone-patterned solid timber flooring and incredible custom WIR fit-outs, and the bathrooms all have floating vanities, full height tiling and deluxe tapware - even the powder room has incredible scalloped tiling! Extras to entice include reverse cycle ducted A/C, energy-saving LED downlights and the 2 hot water systems.

There's lots to love here but some will be particularly beguiled by bespoke touches like breezeway blocks along the front porch, and the curve walls in the passage connecting the entry foyer to the rear living area - one side made of light diffusing glass - both mirroring the soft lines of the kitchen dining bar.

From the double carport, securely positioned behind an electric slider, it's a super short drive from here to several big shopping hubs (Runcorn Plaza, Warrigal Square, EMP Shopping Centre and Sunnybank Plaza/Market Square), Runcorn State High, Griffith Uni Nathan Campus and Westfield Mt Gravatt, with playgrounds, the local primary school and city-bound buses - all an easy walk.

This is a timeless and versatile home of exceptional elegance, superbly located and built to last.

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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## MORE DETAILS

Property ID	B38TF4R
Property Type	House
Land Area	624 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (5) Pool Fire Place Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced

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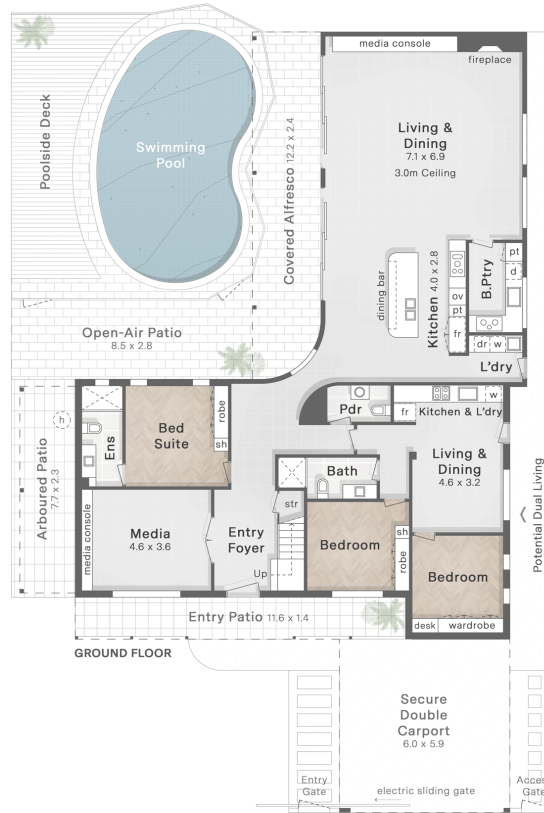
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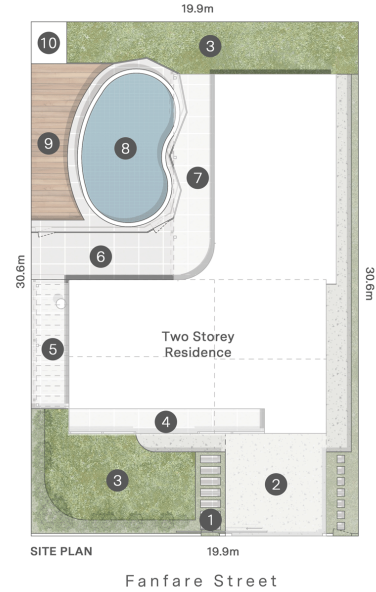
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1. Entry Gate
2. Secure Double Carport
3. Fenced Turf Yard
4. Entry Patio
5. Arbour'd Patio
6. Open-Air Patio
7. Covered Alfresco
8. Swimming Pool
9. Poolside Deck
10. Shed (2.5 x 2.1)



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Internal 273m<sup>2</sup> | Alfresco 28m<sup>2</sup> | Entry Patio & Arbour'd Patio 34m<sup>2</sup> | Carport 37m<sup>2</sup>

- 624m<sup>2</sup> Land Size
- 2 Car
- 5 Bed + Media
- 4 Bath + Powder

Total 372m<sup>2</sup>



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