



11 Kurru Street, Eight Mile Plains

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## Rare 4-Car Collector's Garage Meets Ultimate Poolside Entertaining

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**AGENTS**

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An exceptional opportunity for large families or astute investors, this impressive two-storey brick residence offers a versatile lifestyle on a generous 867m2 block. Situated in the heart of Eight Mile Plains, this home combines architectural character with incredible functional space, providing a rare chance to secure a property with subdivision potential (STCA).

### Highlights:

- Turnkey two-storey home on spacious 867m2 with potential to subdivide (STCA)
- Grand foyer with soaring void and multiple living zones, including a unique sunken lounge with cathedral ceilings
- 5 sizeable bedrooms upstairs with ducted a/c; master with ensuite, walk-in robe
- 4 car garage offers massive storage capacity, ideal for tradespeople or car enthusiasts
- Unbeatable connectivity within 16 mins to CBD and major shopping and dining hubs

The grand entrance makes an immediate impression with a soaring

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 **LJ Hooker**

void over the entry hall, the floorplan masterfully designed for versatility with a series of expansive, multi-zone living spaces starting with a dedicated family room greets you by the entrance.

This level flows through distinct, separate zones that cater to every occasion: a formal dining room sits a step down from the family room, while a central meals area is perfectly positioned right in front of the chef's kitchen. For more relaxed gatherings, a special sunken lounge with a cathedral ceiling is situated just a step down from the meals area, creating a sense of volume and architectural flair.

The lifestyle on offer here is built for the ultimate entertainer. The kitchen, featuring a five-burner gas stove and walk-in pantry, maintains a clear line of sight to the outdoor area so you are always part of the action especially behind the striking exposed brickwork of the breakfast bar.

Beyond the expansive living zones, the residence transitions into a private sanctuary on the upper floor, where ducted air conditioning ensures year-round comfort for the whole family. The parent's retreat is an impressive master suite with a private ensuite and a spacious walk-in robe. The remaining three bedrooms are all equipped with built-in robes and ceiling fans, and are serviced by a large central bathroom and a separate toilet.

Additionally, the ground floor has a fifth bedroom is ideally positioned near the entry. This bedroom is serviced by a full bathroom, making it the perfect arrangement for multi-generational living, a guest wing, or a professional home office that remains separate from the upstairs sleeping quarters.

Transition seamlessly to the covered timber-decked patio, which overlooks a sparkling in-ground swimming pool while low-maintenance gardens provide privacy and tranquillity. Whether you're unwinding by the pool, enjoying a quiet morning coffee on the deck, or hosting a lively barbecue, this outdoor space is designed to be enjoyed.

Positioned in the heart of Eight Mile Plains, this home sits within the coveted Warrigal Road State School and Runcorn State High School catchments. Connectivity is effortless with a 16-minute commute to the Brisbane CBD and rapid access to the M1, M3, and M2/M6 motorways. For those preferring public transport, the Garden City and Eight Mile Plains Busways offer stress-free transit options. Enjoy world-class shopping and dining at your doorstep with Westfield Garden City, Sunnybank Plaza, and Market Square all just minutes away. Essential healthcare is also within reach, including the Eight Mile Plains Satellite Hospital and QE2 Jubilee Hospital.

Experience the perfect balance of scale and location for yourself. Contact Alex Fan today to ensure you don't miss out on this prime Eight Mile Plains opportunity.

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Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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## MORE DETAILS

Property ID B427F4R  
Property Type House  
Land Area 867 m2  
Including Ensuite  
Air Conditioning  
Ducted Cooling  
Pool  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced

**Alex Fan 0451 106 888**

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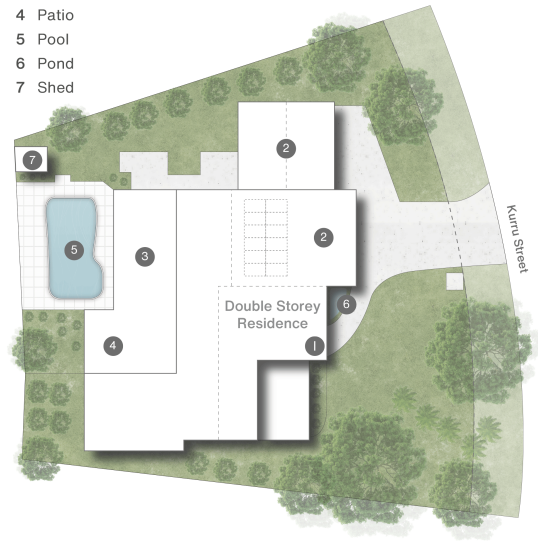
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- 1 Porch
- 2 Garage
- 3 Deck
- 4 Patio
- 5 Pool
- 6 Pond
- 7 Shed



11 Kurru Street **EIGHT MILE PLAINS**

5 | 3 | 4 | 381m<sup>2</sup> | 867m<sup>2</sup>

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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