



113 Bordeaux Street, Eight Mile Plains

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

From its commanding street presence to its sweeping staircase and light-filled interiors, this beautifully transformed family residence delivers scale, style, and sophistication in abundance. Positioned in a peaceful pocket directly opposite Bordeaux Street Park, it offers a lifestyle like no other - full of comfort, convenience, and elevated suburban views.

Features at a Glance:

1. Striking street presence with grand voided entry and sweeping staircase.
2. Fully renovated with new modern kitchen, bathrooms, flooring, lighting & paint.
3. Move-in ready with new ducted air-conditioning and quality modern upgrades.
4. Elevated position capturing leafy treetop and rooftop views from upstairs.
5. Peaceful parkfront setting with easy access to transport, shops & major motorways.

Set on an elevated block with gated entry and neat hedged gardens, 113 Bordeaux Street is as pretty as a picture and beautifully

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**FOR SALE**  
UNDER CONTRACT

### **AGENTS**

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### **AGENCY**

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

renovated so you can move straight in and enjoy this leafy and quiet address from day one.

Inside you're immediately greeted by a sense of elegance, with a soaring void, statement chandelier, and a beautifully crafted staircase setting the tone. Freshly painted interiors and updated flooring create a crisp, contemporary canvas, while the thoughtful layout offers multiple living zones designed to accommodate family living and entertaining.

At the heart of the home, the newly renovated kitchen is modern and highly functional. Featuring expansive stone benchtops, sleek cabinetry, marbled splashbacks and quality appliances including a gas cooktop, this culinary space connects seamlessly to the adjoining dining and living areas, while overlooking the backyard - perfect for keeping an eye on the kids or hosting with ease.

Flowing effortlessly from indoors to out, the covered patio provides a private and inviting space for year-round entertaining. The fully fenced backyard is low-maintenance yet spacious, complete with a pergola structure and plenty of room for children and pets to enjoy.

Upstairs, the accommodation is generous and thoughtfully positioned. The master suite is a real luxury, complete with a beautifully renovated ensuite featuring a freestanding bathtub, dual vanities, and a calming outlook across the surrounding treetops. Additional bedrooms are well-sized, filled with natural light, and serviced by a stylishly updated main bathroom.

Additional highlights include:

- ? New LED downlights throughout
- ? New hot water system (approx. 1 year old)
- ? New dishwasher (approx. 1 year old)
- ? Updated laundry and additional toilets
- ? Internal alarm system (approx. 2 years old)
- ? Ducted air-conditioning for the whole house

Positioned in a highly convenient Eight Mile Plains location, this home offers exceptional connectivity. Locals enjoy being just minutes from the M1, M2 and M3 motorways, approximately 16 minutes to Brisbane CBD, and only 5 minutes to Brisbane Technology Park. Major shopping destinations including Westfield Garden City, Sunnybank Plaza, and Market Square are all within easy reach, along with the Eight Mile Plains Busway and nearby medical facilities.

For families with kids, you're also in the Warrigal Road State and Runcorn State High school catchments, as well as close to quality childcare and kindergartens at your fingertips.

Beautifully updated, immaculately presented, and ready for immediate enjoyment, this is a home that delivers both lifestyle and long-term value in equal measure.

A statement in family living - inspect, fall in love, and make it yours today.

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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 B44QF4R  
Property Type House  
Land Area 453 m2  
Including Ensuite  
Study  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (3)  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Fully Fenced  
Remote Garage  
Solar Panels

### Alan Gu 0430 376 232

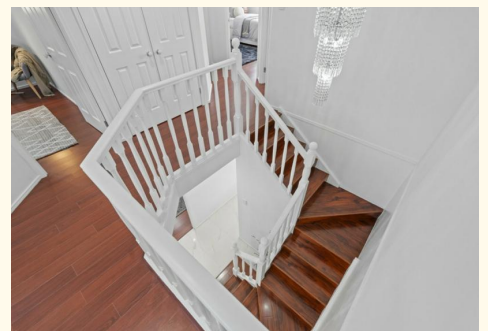
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Scale in meters. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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