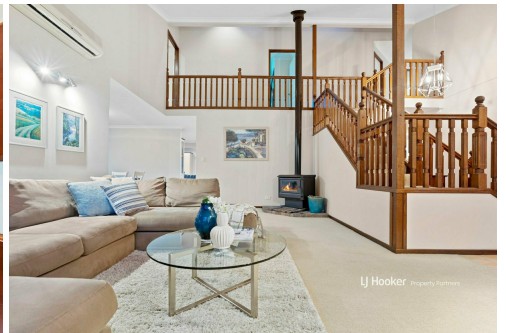




LJ Hooker Property Partners



Eight Mile Plains, 114 Goorari Street

SOLD BY ALAN GU, ZORA LIU & LEAH LI

Backing directly onto leafy parkland with play equipment yet barely a 5-minute drive to all the hustle and bustle at Westfield Mt Gravatt, this extensively updated, solid brick 2-storey family home enjoys the best of all worlds.

Highlights:

- Carpeted formal lounge & dining areas with A/C, raked ceilings and toasty fireplace
- Tiled open-plan kitchen/meals/rumpus opening to a big alfresco entertaining patio
- 5 bedrooms served by 3 fully renovated bathrooms + a powder room off the laundry
- Downstairs Granny Flat has a sleeping & living area, kitchenette, WIR, & ensuite
- 2 Studies (bed 6 or bed 7 as required), 2 sail-shaded parks on the driveway
- 8kW solar system included

In readiness for sale, this terrific home has had its striking angled roof and exterior trim work freshly painted, a new timber front door installed, and the pair of sails out front are



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For Sale
UNDER CONTRACT BY ALAN&ZORA TEAM

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new too.

Inside, the wow factor kicks in straight away with 5m high raked ceilings soaring above the tiled front entry, the formal lounge next to it, and over the rich hues of the timber staircase winding to the open upper floor. Pretty impressive!

Plush carpet and a corner fireplace keep toes cosy in the lounge which flows seamlessly into the carpeted formal dining area. A split system A/C is also available to provide extra heat in these spaces, or controlled cool through summer.

Tiled underfoot for easy cleaning of this busy daily hub, the combined kitchen, family meals and rumpus overlooks a lush back garden and the parklands beyond the fence. The kitchen itself is

well-placed to service the interior dining areas and the big covered outdoor entertaining patio off the rumpus. It has a central island dining bar, reams of storage, a side-by-side fridge/freezer recess, a dishwasher, and a large gas cooker/oven with statement rangehood.

We love that this property has been craftily modified to offer a fully self-contained Granny Flat under the main roof. Light-filled through big windows to the back garden, this fan-cooled space offers a carpeted bedroom with an adjoining living area, a compact kitchenette with a gas cooker/oven, a walk-in-robe, and an ensuite bathroom. It's an ideal set-up for live-in in-laws, long-stay guests, or adult kids seeking a little independence.

Rounding out the lower level is an air-conditioned study at the front with a room next to it that could be an extra bedroom if needed, or keep the dividing stacker doors open to create a double office. There's also a large fully renovated laundry with a handy powder room off it.

Upstairs, accommodations comprise 4 carpeted bedrooms, 3 sharing one of the 2 stylishly renovated new bathrooms on this level - both with luxe full height tiling and floating vanities, this main with both a shower and tub. The master, as you'd expect, has a private ensuite, as well as a walk-in robe and access to a sweet front balcony.

Along with the prime position next to gorgeous parkland, you can walk from here to Bus 161, and it's only a 2-minute dash onto the M1 or M3, 5 to Westfield, 12 to Sunnybank Central, and 15 into town.

Come home to a tranquil sanctuary with room for all.

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
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More About this Property

Property ID	B25XF4R
Property Type	House
Land Area	651 m ²
Including	Study Air Conditioning Toilets (4) Balcony Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels

Alan Gu 0430 376 232

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

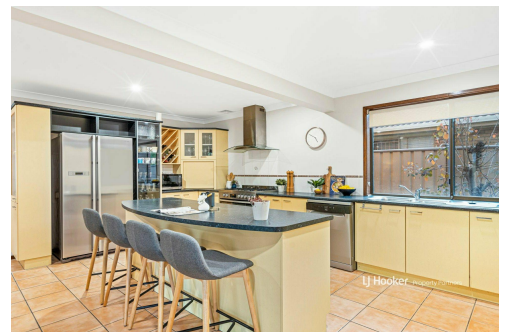
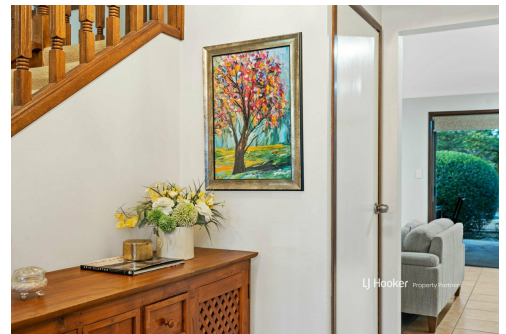
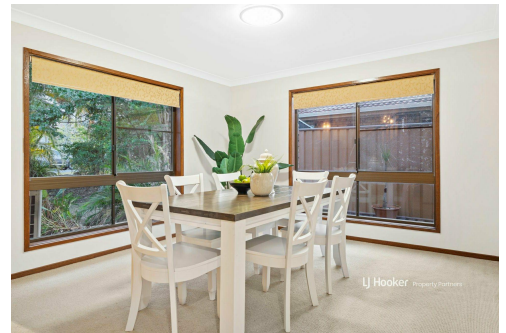
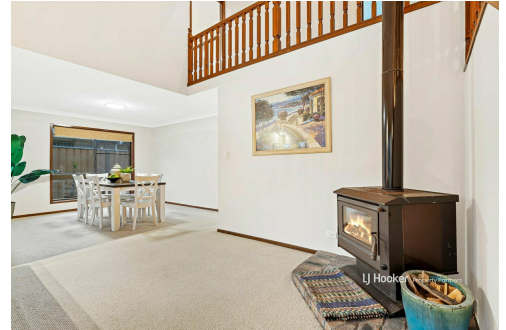
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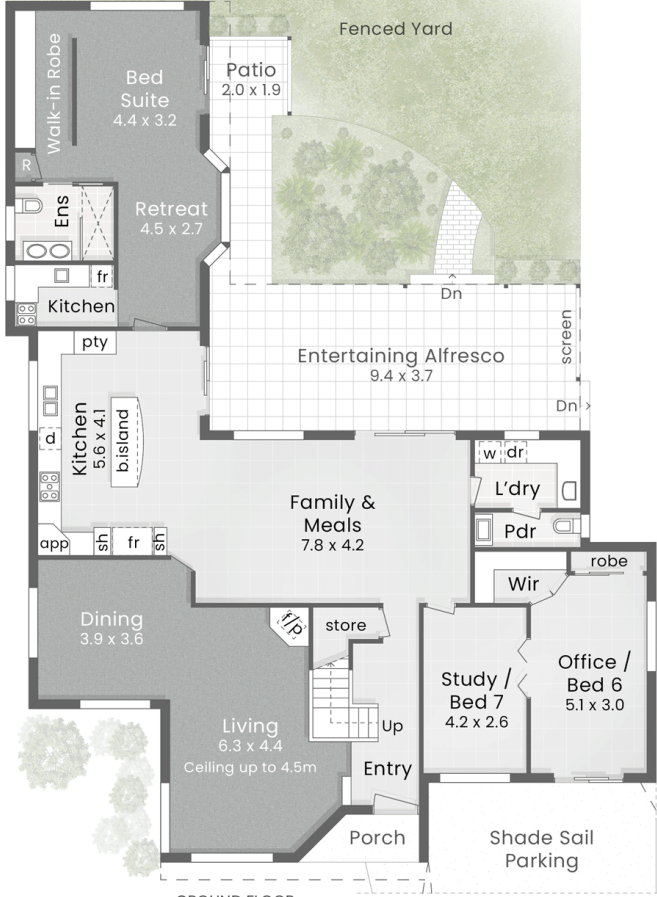
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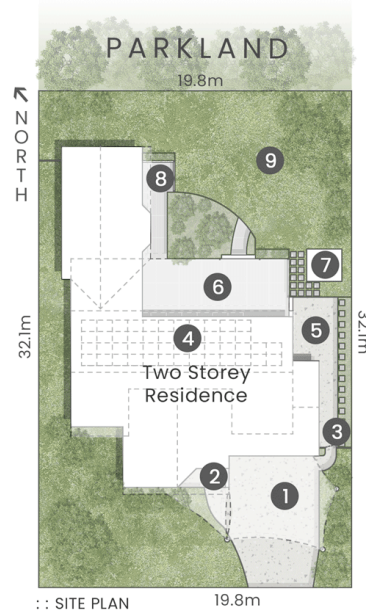
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POTENTIAL DUAL LIVING



::: GROUND FLOOR

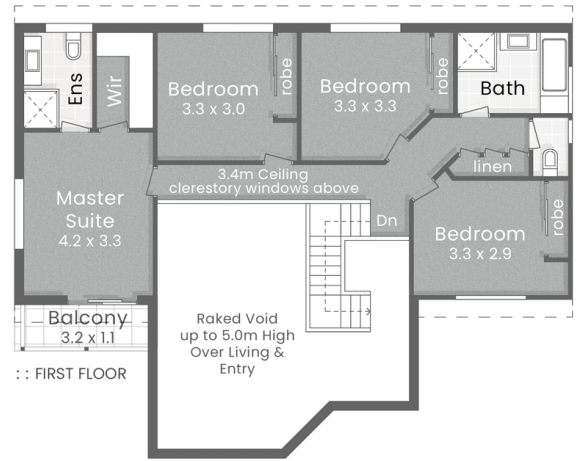


::: SITE PLAN

GOORARI STREET

LEGEND

- 1. Shade Sail Parking
- 2. Entry Porch
- 3. Side Gate Access
- 4. PV Solar Panels
- 5. Drying Court
- 6. Entertaining Alfresco
- 7. Garden Shed
- 8. Patio
- 9. Fenced Yard



::: FIRST FLOOR

114 Goorari Street EIGHT MILE PLAINS

651m²

7 Bed

3 Bath + Powder

Shade Sail Parking

LJ Hooker

Property Partners

Internal 285m² | Alfresco, Balcony, Patio & Porch 53m² | Total 338m²
Void 40m²

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at puredesignconcepts.com.au

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