



Sold

LJ Hooker Property Partners



12 Totten Close, Eight Mile Plains

SOLD BY ZORA LIU, ALAN GU & LEAH LI

Super-sized and super-solid, this incredibly well-maintained double brick two-storey is brimming with brand new gear including three renovated bathrooms, timber floors upstairs, a fresh coat of interior paint, energy-saving LED downlights, a massive new tiled driveway and fancy double doors at the main entrance.

Highlights:

- Sweeping views from elevated position at the end of a quiet cul-de-sac perched atop a hill
- A huge, breezy block to enjoy as is or explore options to put in a pool or subdivide (STCA)
- 3 reverse cycle A/C units + 7 fans (5 beds + rumpus & kitchen area); 6kW solar system
- Massive internal living areas + extra-large bedrooms and superb storage
- Walk to city-bound buses; easy drive to EMP shops (3 mins) & Warrigal Rd State School (4)

From the illuminated Grecian-style fountain out front and soaring 5.5m void above the entry foyer, to the solid timber interior staircase and luxe (600mm x 600mm) travertine tiles downstairs - everything about this residence is extra-impressive.

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.

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FOR SALE

Please Call

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The new double front doors with stained glass inserts open into a majestic foyer with a stunning six-shade pendant light twinkling high above. The travertine tiles beckon you into either the semi-open formal lounge and dining room or through to the massive open-plan kitchen/casual meals area and beyond to the rumpus. Each of these three social zones has either A/C, a fan, or both - and the rumpus will be popular through winter with its combustion fireplace.

Massive seems like an understatement for this kitchen - it's one of the biggest we've seen! At its heart is an island-style prep bench, surrounded on three sides by expansive marble bench tops (including a dining bar) with generous storage below, a big gas cooktop with statement steel rangehood, wall-mounted ovens, and a dual sink with draining board. The remaining side is pantry storage and space for a double-door fridge/freezer unit.

All the bedrooms are generously sized with new timber flooring in the four upstairs and tiles in the fifth (or study) below. Built-in robes are the standard but the master boasts a huge walk-in wardrobe.

Frameless glass showers are a consistent feature of the three updated bathrooms, the hero being a jaw-dropping master ensuite with floor-to-ceiling tiling, a swish bathtub, heat lamps, and a large vanity with twin basins and mirrors.

Ensuring maintenance is a breeze and nights are spent in blissful sleep, this home has been equipped with both a centralised vacuum system and a security alarm with intercom.

Out back is a spacious alfresco entertaining area - beautifully tiled, partly covered/part open to the elements, and overlooking a patch of well-tended turf and landscaped gardens. There's a shed to store the gardening gear and handy access from the double garage (which opens both ends and has a huge internal store room).

All this is within easy reach of the M1/M3, only a 6-minute drive to Runcorn Plaza/Warrigal Square shops, or 10 to Westfield Mt Gravatt and Runcorn State High.

If space tops your agenda, there's no better for your family than this sky-high beauty in EMP.

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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 B3RCF4R
Property Type House
Land Area 1237 m2
Including Ensuite
Study
Air Conditioning
Toilets (3)
Alarm
Intercom
Dishwasher
Outdoor Entertaining
Floorboards
Built-in-Robes
Remote Garage
Solar Panels
Water Tank

Alan Gu 0430 376 232

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

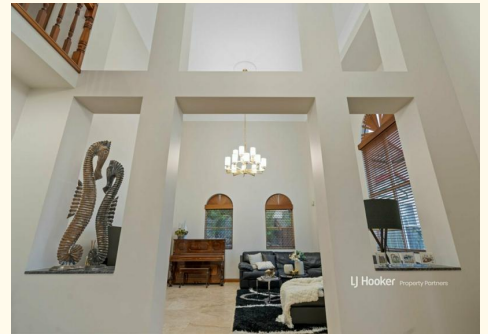
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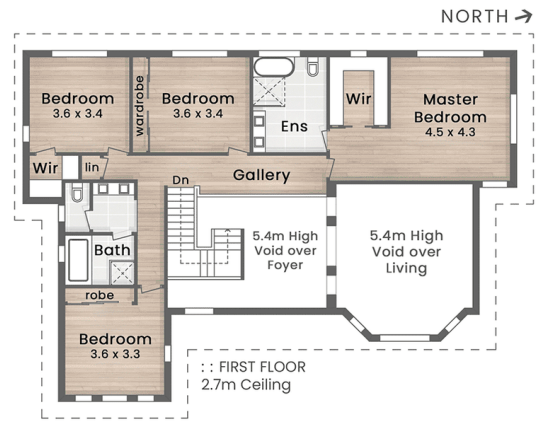
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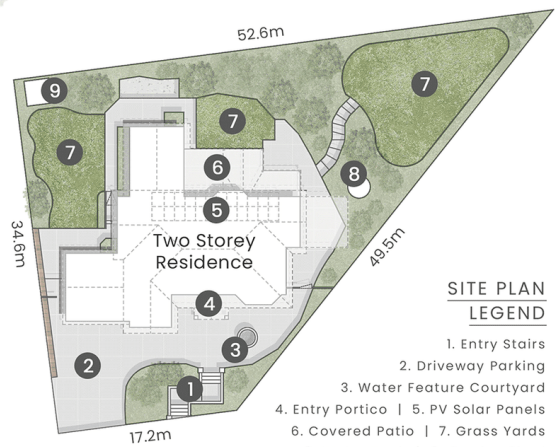
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:: GROUND FLOOR
2.7m Ceiling



:: FIRST FLOOR
2.7m Ceiling



**SITE PLAN
LEGEND**

- 1. Entry Stairs
- 2. Driveway Parking
- 3. Water Feature Courtyard
- 4. Entry Portico
- 5. PV Solar Panels
- 6. Covered Patio
- 7. Grass Yards
- 8. Water Tank
- 9. Garden Shed

TOTTEN
CLOSE

12 Totten Close EIGHT MILE PLAINS

1,237m² | 5 Bed | 3 Bath | 2 Car + Off-Street

Internal 372m² | Covered Patios & Portico 73m² | Total 445m²

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Property Partners

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