

13 Heathfield Street, Eight Mile Plains

Practical family home on a potential-filled (STCA) 701m2 block

Auction Location: Onsite & Online via Auctions Live

Welcome to 13 Heathfield Street, a substantial 701m2 rectangular block with an impressive 18.1m frontage, currently home to a move in or rent ready 3-bedroom lowset but offering scope for exciting future activity that could take the form of an extension, the addition of a Granny Flat, or perhaps a whole new build (STCA)!

Highlights:

- Tiled open-plan kitchen/dining area (AC), modern kitchen fit out including electric appliances
- Timber floors, a big lounge, 3 bedrooms, stylish bathroom (glass-enclosed shower)
- Secure single garage, high ceilings, covered alfresco entertaining deck at rear
- Established gardens out front + massive lawned backyard to get creative in
- Short drives to Market Square, Sunnybank/Runcorn Plazas, Westfield Mt Gravatt, Motorways

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AUCTION

Sat 21st Nov @ 10:30AM

VIEW

Sun 1st Nov @ 9:00AM - 9:30AM

AGENTS

Alan Gu
0430 376 232
alangu@ljhsbh.com.au

Leah Li
0466 999 258
leahli@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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Interested parties must rely solely on their own enquiries.



- Perfectly positioned on an elevated block, this property boasts a spacious, open backyard and breathtaking views towards Market Square, offering an exceptional sense of space, privacy and outlook.

With its whitewashed facade and arched front verandah, the existing home exudes some Spanish-style vibes, sitting well back from passing traffic behind hedged gardens and play-friendly lawn, the driveway up to a secure single garage providing bonus off-street parking.

Inside, high ceilings enhance the feeling of spaciousness throughout and timber flooring adds warmth and character. As is, there's a light-filled lounge extending through an archway into a tiled combined dining room/kitchen hub, a sizeable main bathroom with a glass-enclosed shower, and 3 bedrooms. Like the bathroom, the kitchen sports a contemporary fit out, the dark bench tops contrasting nicely against white cabinetry, and an electric cooktop, under bench oven and slimline rangehood anchor the suite of modern appliances.

The condition of the current home is terrific, so you could move straight in or put out the 'for rent' sign, but you might wish to explore other options as well. This is a well-proportioned rectangular block with a lovely wide frontage in one of the most desired parts of Eight Mile Plains, so you might consider extending into the huge grassy backyard, adding a Granny Flat, or starting anew (all STCA).

Whatever your motivation to buy here, you're on a winner with this location. Parks abound in this neighbourhood and pretty much everything you need is reachable in a 5-minute drive including Sunnybank's retail, entertainment and dining precinct (Sunnybank Plaza, Market Sq, Sunny Park), Runcorn Plaza, Warrigal Rd State School, Sunnybank State High, and the M3 onramp into town. Bus routes 132, 150, 155 and 156 service the area, with Fruitgrove and Altandi train stations a short drive away, and it's only a 7-minute run to all the food, fashion and film at Westfield Mt Gravatt.

This is essential viewing for first-home buyers, upsizers, upgraders, and astute investors!

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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	B5FBF4R
Property Type	House
Land Area	701 m2
Including	Toilets (1)
	Floorboards
	Built-in-Robes
	Remote Garage

Alan Gu 0430 376 232

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

Leah Li 0466 999 258

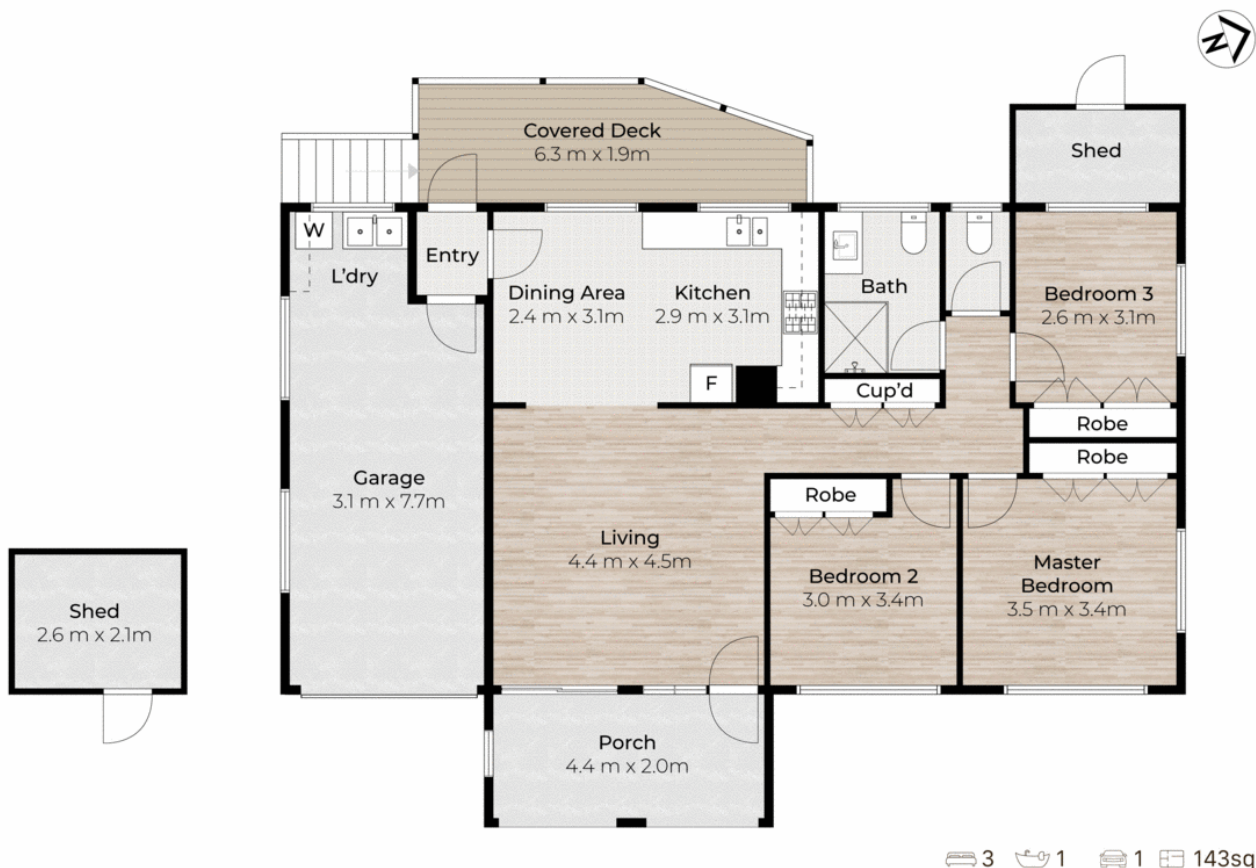
Sales Associate to Alan Gu | leahli@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





Scale in meters. Indicative only. Dimensions are approximate.
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