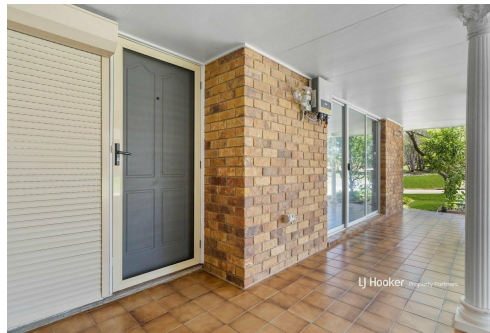




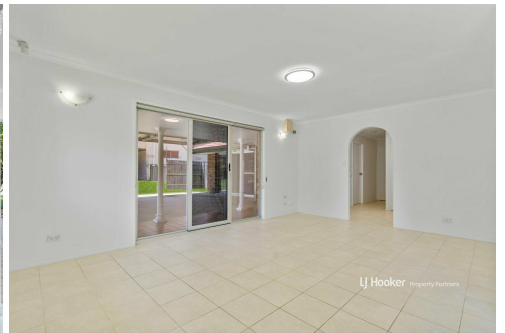
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## Eight Mile Plains, 18 Brooklands Street

SOLD BY ALEX FAN

In a highly desirable pocket of Eight Mile Plains, this spacious lowset brick-veneer home presents an outstanding opportunity for families and astute investors. Sitting on a generous 638m2 block, the property offers a practical layout with multiple living spaces and modern conveniences that cater to a variety of lifestyles.

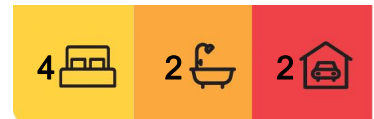
### Features at a Glance:

- Expansive 638m2 block with fully fenced backyard and convenient ramp access
- Solar system to help reduce your energy bills and support sustainable living
- Versatile second living/rumpus room with potential to convert into a fifth bedroom or office
- Multiple split system air conditioners for year-round climate control
- Prime location within the Warrigal Road State School catchment, close to shops and transport

Step inside to discover a functional and spacious floor plan, designed with easy living in



**Disclaimer:** 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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2RKF4R](http://ljhooker.com.au/B2RKF4R)

**Contact**  
**Alex Fan**  
0451 106 888  
[alexfan@ljhpp.com.au](mailto:alexfan@ljhpp.com.au)

**LJ Hooker Property Partners**  
07 3344 0288

mind. The open-plan living and dining areas provide a comfortable space for the whole family, with low-maintenance tiled flooring throughout. A generously sized kitchen offers ample bench space, modern appliances, and plenty of storage to cater to everyday meals.

Accommodation is well taken care of, with four good-sized bedrooms, three featuring built-in robes. The main bathroom is mobility friendly and includes a separate toilet for added convenience. The second living/rumpus room presents a flexible space that could serve as a media room, home office, or even a fifth bedroom to suit your needs.

Step outside and enjoy the covered alfresco area, ideal for weekend BBQs or relaxing while the kids and pets play safely in the fully fenced backyard. A double carport provides secure parking, and the additional garden shed takes care of your storage needs.

With the convenience of Conondale Park Playground right across the street, this location is perfect for families, dog walkers, and outdoor enthusiasts. Proximity to major roadways makes every day commuting effortless, while the home's position within the Warrigal Road State School catchment ensures access to top-tier education from early learning through to senior schooling.

Whether you're a family searching for a comfortable home or an investor seeking a solid addition to your portfolio, this property offers fantastic potential and a prime location.

Contact Alex Fan today to arrange an inspection and secure this wonderful opportunity today.

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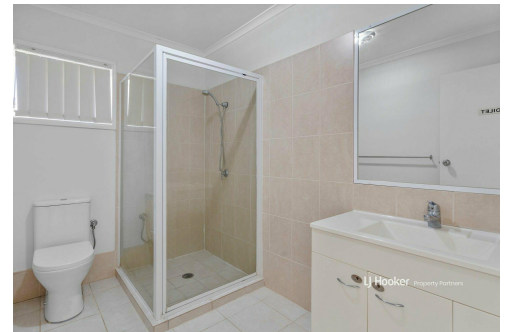
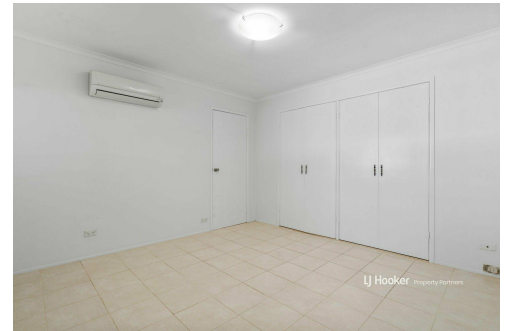
Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 74 512 885 661 / 21 107 068 020

## More About this Property

<b>Property ID</b>	B2RKF4R
<b>Property Type</b>	House
<b>Land Area</b>	638 m2
<b>Including</b>	Air Conditioning Toilets (3) Courtyard Built-in-Robes Fully Fenced Solar Panels

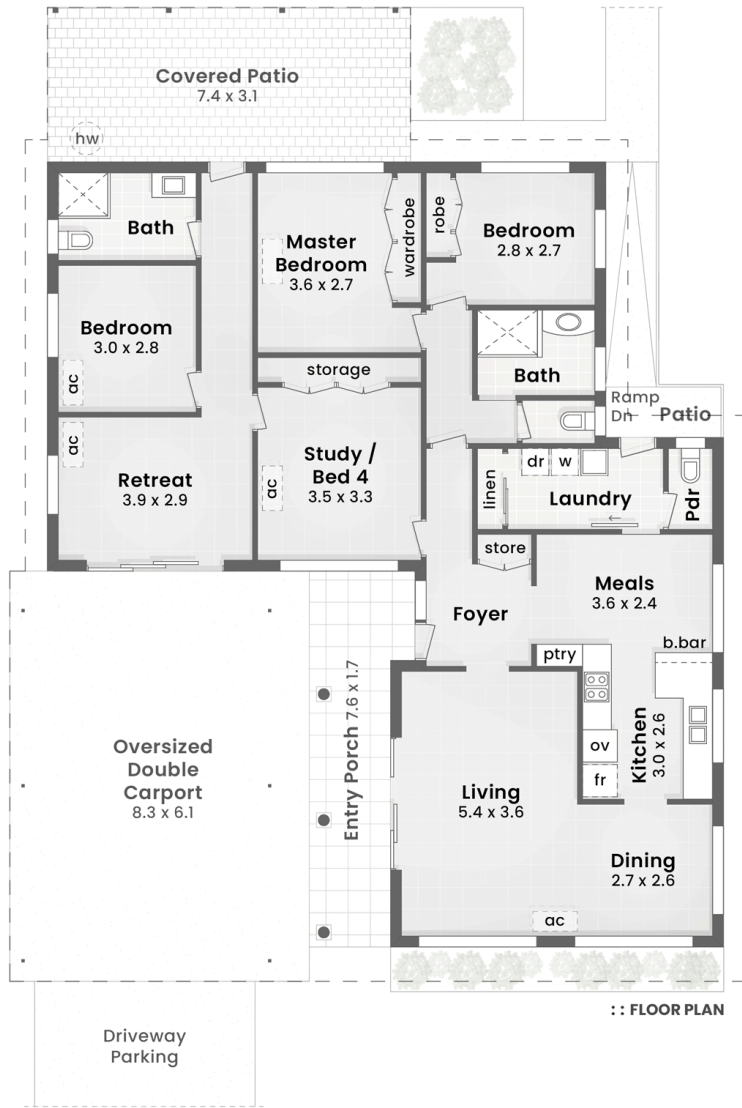
**Alex Fan 0451 106 888**  
Agent/Independent Contractor | alexfan@ljhpp.com.au

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25 Pinelands Road, SUNNYBANK HILLS QLD 4109  
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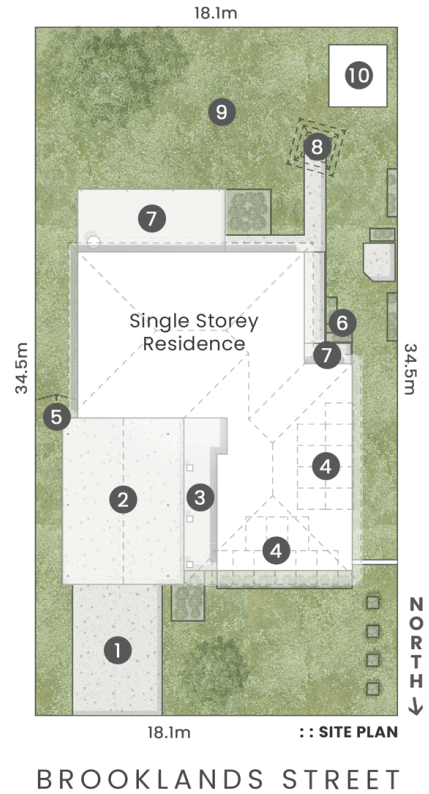


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- LEGEND**
- 1. Driveway Parking | 2. Oversized Double Carport
  - 3. Entry Porch | 4. PV Solar Panels
  - 5. Side Access Gate | 6. Veggie Patches
  - 7. Covered Patios | 8. Hills Hoist
  - 9. Fenced Grass Yard | 10. Shed (3.1 x 2.9)



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18 Brooklands Street  
**EIGHT MILE PLAINS**

Internal 151m<sup>2</sup> | Covered Patios & Porch 39m<sup>2</sup> | Carport 51m<sup>2</sup>

638m<sup>2</sup> 4 Bed 2 Bath + Powder 2 Car + Off-Street

Total 241m<sup>2</sup>

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**pdc.**

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