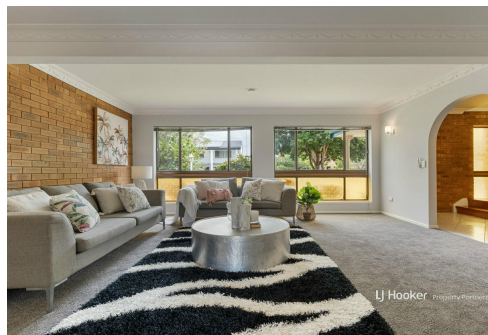




**SOLD**

LJ Hooker Property Partners



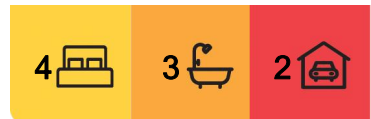
## Eight Mile Plains, 18 Mapleleaf Street

SOLD BY ZORA LIU, ALAN GU & LEAH LI

Welcome to 18 Mapleleaf Street, a charming two-storey brick home blending classic European elegance with modern family functionality. Nestled in the heart of Eight Mile Plains, this residence offers leafy views from the upstairs balcony, spacious living areas, and a family-friendly layout. Just a short stroll to parks, schools, shops, and transport, it promises comfort, convenience, and timeless charm.

Property Features at a Glance:

- Unbeatable Location - Enjoy the convenience of parks, top schools, shopping, and public transport all within a short stroll, making everyday life a breeze.
- Generous Bedrooms with Luxe Touches - Spacious bedrooms including a private master suite with ensuite and serene, leafy upstairs. Balcony off the upstairs living area.
- Freshly Updated Interiors - New paint, modern fans with adjustable lighting, plush carpet, and an eye-catching chandelier boast style and sophistication.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2K8F4R](http://ljhooker.com.au/B2K8F4R)

**Contact**  
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**LJ Hooker Property Partners**  
07 3344 0288

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- Exceptional Versatility - Wide side access perfect for boat or caravan storage, complemented by a spacious double garage with additional storage space.
- Endless Outdoor Potential - A vast backyard awaits your vision, with space for a pool or granny flat (STCA), plus an undercover patio for prime entertaining.

Upstairs offer a peaceful retreat, complete with generously sized bedrooms, a master suite with its own ensuite, and a living room that opens onto a charming balcony. From here, you can enjoy breezy, leafy views, creating a relaxing space to unwind.

Downstairs, the spacious open-plan layout connects the kitchen with the living and dining areas, flowing effortlessly out to an undercover patio, perfect for alfresco dining and entertaining. The large kitchen features ample bench space and storage, ideal for family meal prep and gatherings. This level also includes a double garage with extra storage, a laundry, and an additional bathroom off the garage for added convenience.

Outside, the vast backyard offers limitless possibilities. Boasting beautiful hedges, luscious green grass and stylish landscaping, it offers wide side access so you can easily park a boat or caravan. There's plenty of room to add a pool or a granny flat (STCA) to create your ideal outdoor oasis. The covered patio, open-air pergola and garden area make it a wonderful space for both relaxation and kid-friendly entertaining.

Situated in one of Eight Mile Plains' most desirable pockets, 18 Mapleleaf St offers unbeatable access to everything a family or professional could need. With parks, schools, shopping, dining, and public transport all within minutes, this location combines suburban tranquility with urban convenience, making it perfect for busy families and investors alike.

- 50 m to the nearest park, ideal for picnics and outdoor activities
- 190 m to the closest bus stop on Underwood and Warrigal Roads for easy city commutes
- 350 m to Warrigal Square shopping and dining precinct
- 800 m to Runcorn Plaza for additional shopping and dining options
- 900 m to Warrigal Road State School, a top local primary school
- 4 mins drive to Runcorn State High School
- 9 mins to Pinelands Plaza or the Park n Ride at Eight Mile Plains
- 11 mins to Westfield Mt Gravatt for major shopping and entertainment options

Additional Features:

- Built-in robes in all bedrooms
- Double garage with additional storage area
- Fully fenced backyard, ideal for children and pets
- Outdoor entertaining area and courtyard
- Both upstairs and downstairs with Split system air conditioning for year-round comfort
- New internal paint, toilets & carpets
- New fans with adjustable lighting & internal lighting
- New air conditioners
- New Lighting throughout the property, including feature chandeliers that are sure to impress

Positioned in one of Eight Mile Plains' most convenient locations, this elegant residence offers the best of both classic style and modern functionality. Don't miss this rare



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opportunity to secure a unique and versatile family home in a prime location - contact Alan, Zora, or Leah today to arrange an inspection.

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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 About this Property

<b>Property ID</b>	B2K8F4R
<b>Property Type</b>	House
<b>Land Area</b>	620 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Courtyard Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Remote Garage

### Alan Gu 0430 376 232

Agent with Zora Liu | [alangu@ljhsbh.com.au](mailto:alangu@ljhsbh.com.au)

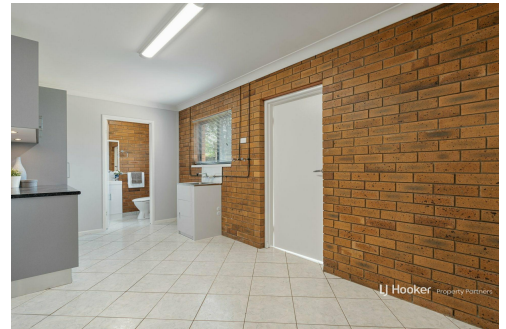
### Leah Li 0466 999 258

Sales Associate to Alan Gu | [leahli@ljhpp.com.au](mailto:leahli@ljhpp.com.au)

### LJ Hooker Property Partners 07 3344 0288

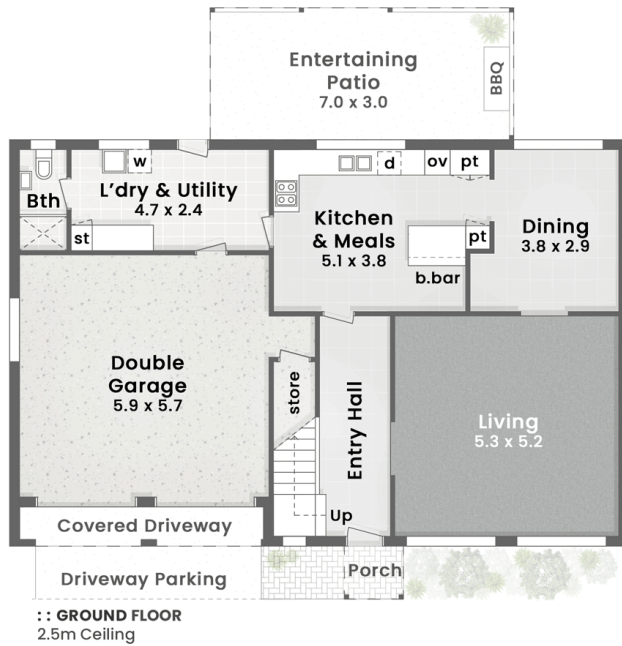
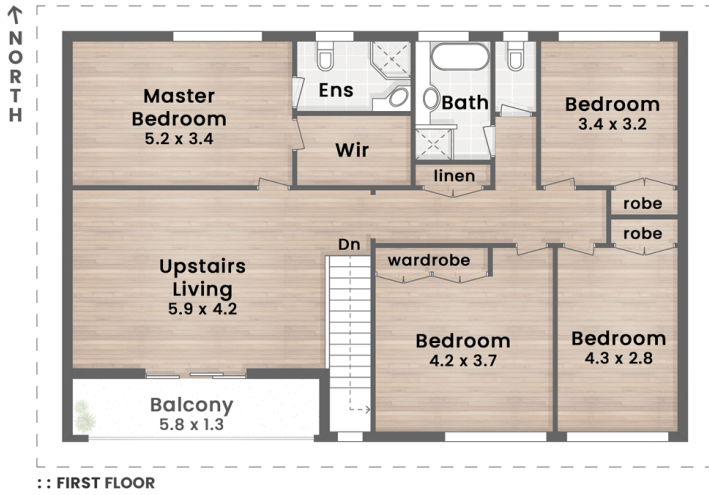
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

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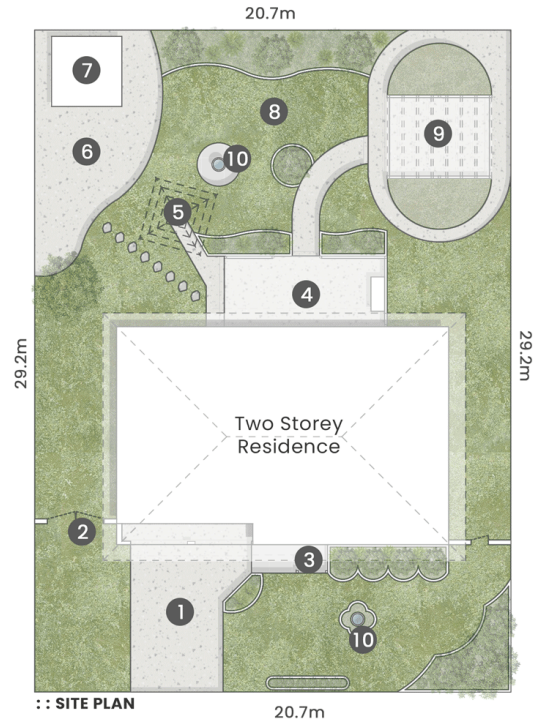


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- LEGEND**
- 1. Driveway Parking | 2. Side Access Gate (2.5m)
  - 3. Entry Porch | 4. Entertaining Patio | 5. Hills Hoist
  - 6. Open-Air Courtyard | 7. Garden Shed | 8. Fenced Grass Yard
  - 9. Arboured Pavilion (4.6 x 3.6) | 10. Water Feature



MAPLELEAF STREET

**LJ Hooker**  
Property Partners

18 Mapleleaf Street  
**EIGHT MILE PLAINS**

Internal 263m<sup>2</sup> | Covered External 38m<sup>2</sup> | Total 301m<sup>2</sup>

620m<sup>2</sup>

4 Bed

3 Bath

2 Car + Off-Street

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**pdc.**

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