

22 Chester Road, Eight Mile Plains

## **SOLD BY ALAN GU, ZORA LIU & LACHLAN SMITH**

Defined by its soaring void ceilings, high-end finishes, and thoughtfully designed floorplan, this stunning two-storey residence is a standout example of contemporary family living. Positioned in the heart of Eight Mile Plains, this home delivers striking style, superb locale and seamless flow for those who love to entertain -- inside and out.

### Top 5 Features at a Glance:

1. Ultra-modern home with high ceilings and up-to-date finishes throughout.
2. Spacious floorplan with open-plan living, media lounge and children's retreat upstairs.
3. Showpiece kitchen with large island, walk-in pantry and stone benches.
4. Guest/parent's suite downstairs with full bathroom and private separation.
5. Prime location near top shopping, schooling and transport links.

From the moment you step inside, it's clear this home is something special. Grand proportions, meticulous detailing and premium upgrades throughout create a sense of everyday luxury, while a versatile layout makes it ideal for growing families, visiting guests or

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**FOR SALE**  
Please Call

### **AGENTS**

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### **AGENCY**

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

multi-generational living.

Inside you're immediately greeted by a wide hallway and beautiful timber staircase -- the statement void ceiling above setting the tone for the sophisticated interiors to follow. With 2.7 metre ceilings and expansive 600x600 tiled floors across the ground level, the main living zone is light, airy and open, flowing effortlessly between the kitchen, dining and lounge before spilling out to the tiled south-east-facing alfresco.

A sleek, oversized kitchen acts as the true heart of the home. Designed for families who love to cook and entertain, it boasts stone benchtops, a gas cooktop, premium appliances, and a huge walk-in pantry that's sure to impress the most seasoned home chefs. The large island with breakfast seating is perfect for casual dining, homework or after-school snacks.

Offering flexibility for modern families, the downstairs guest suite with nearby bathroom access is ideal for elderly parents, visiting friends, or a dedicated work-from-home zone. Upstairs, a children's retreat provides a perfect breakaway space, while all bedrooms include built-in robes and ceiling fans. The luxurious master suite is a true sanctuary, complete with walk-in robe, private ensuite and its own balcony for tranquil morning coffee or sunset views.

Outside, the stylish tiled patio with ceiling fan creates a breezy entertaining space year-round, framed by level lawns and full fencing for the kids or pets to enjoy. The home's low-maintenance gardens are landscaped for both beauty and ease, while a double remote garage completes the package.

Additional features include:

- Ducted air conditioning throughout
- CCTV security system
- 8.3kW solar system with 32 panels
- Stone benchtops in kitchen and all bathrooms
- Ample storage, including large linen cupboards
- Gas hot water system
- Window shutters for privacy and energy efficiency

And when it comes to location, it doesn't get more convenient than this. You're moments from some of Brisbane's best-loved shopping and dining hubs -- including Westfield Garden City, Warrigal Square and Sunnybank's vibrant precinct. Commute with ease via the M1, M2 or M3, and enjoy quick access to Griffith University and local hospitals. Top schooling is close by, with immediate entry into Warrigal Road State School and Runcorn State High, while nearby bus routes and parklands complete the unbeatable lifestyle offering.

Whether you're upgrading, upsizing or simply seeking the ultimate modern family home, this is a rare opportunity in a tightly held and well-connected neighbourhood.

Contact Alan, Zora or Lachlan today to arrange your inspection -- a home of this calibre won't last long.

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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## MORE DETAILS

Property ID B3D5F4R  
Property Type House  
Land Area 425 m2  
Including Ensuite  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (3)  
Alarm  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Remote Garage  
Solar Panels

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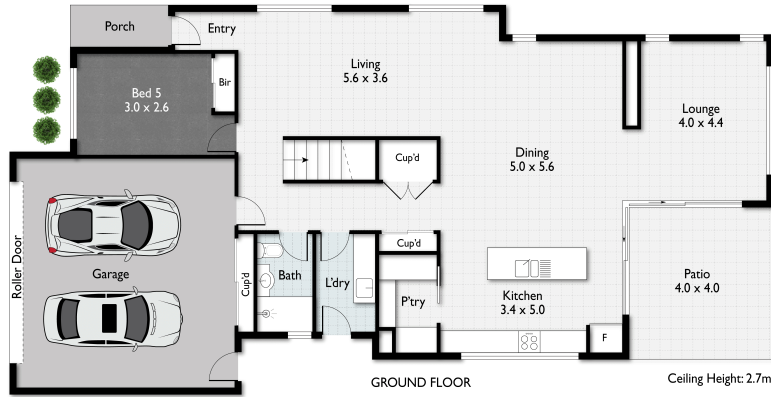
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FIRST FLOOR



GROUND FLOOR

5 3 2 330sqm 425sqm



Scale in meters. Indicative only. Dimensions are approximate.  
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