






Eight Mile Plains, 22 Coneybeer Place

SOLD BY ALAN GU, ZORA LIU & LEAH LI

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A Stylish Family Haven with Top Schools in a Beautiful Neighbourhood

Introducing this spacious five-bedroom family home, perfectly located in a peaceful, sought-after pocket of Eight Mile Plains. Thoughtfully designed for growing families and modern lifestyles, this residence offers versatile living spaces, brand-new bathrooms, and premium features throughout. Set within the highly desirable Warrigal Rd State School catchment, this home is an outstanding choice for families seeking quality, space, and a fantastic location.

Property Features at a Glance:

- Elegant 2.7m high ceilings downstairs, accentuated by sparkling new LED downlighting for bright, open living.
- Excellent location close to shops, public transport, and schools, in the sought-after Warrigal Rd State School catchment.
- A family-friendly layout with multiple living areas, including formal and casual spaces, an

For Sale
Please Call

View
ljhooker.com.au/B2KAF4R

Contact
Alan Gu
0430 376 232
alangu@ljhsbh.com.au
Leah Li
0466 999 258
leahli@ljhpp.com.au



LJ Hooker Property Partners
07 3344 0288

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upstairs lounge, and a convenient downstairs bedroom.

- Master suite complete with a walk-in robe, and a luxurious ensuite featuring floor-to-ceiling tiles, spa bath, dual vanity, and open shower.

- Two freshly renovated bathrooms (6 months old) featuring cohesive, modern styling and premium finishes.

Nestled in a family-rich community, this home offers easy access to every convenience. Located within the Warrigal Rd State School catchment and just moments from popular shopping destinations like Warrigal Square and Runcorn Plaza, this property ensures you're never far from essentials. For a spot of shopping, Westfield Mt Gravatt is just a 10-minute drive away, and the bustling dining hub of Market Square Sunnybank can be reached in under 8 minutes. With nearby bus stops providing routes to Brisbane CBD and quick access to the Pacific Motorway, commuting has never been easier.

Stepping into the home, you're greeted by light-filled spaces highlighted by 2.7m ceilings across the ground floor with newly installed LED downlights. The spacious layout flows seamlessly between formal and casual living areas, ideal for lounging, entertaining and relaxing. The downstairs bedroom is perfect for guests or a home office, adding flexibility to suit your lifestyle.

The heart of the home is the generous kitchen, equipped with a gas cooking, ample storage, and bench space that's perfect for everyday family meals or weekend entertaining. Adjacent living areas provide a comfortable family hub, while an upstairs lounge offers a separate retreat space - perfect for catching up on TV shows.

The home's enclosed patio is a fantastic addition, fully screened to create an ideal space for indoor pets, plants, or simply enjoying the fresh air bug-free. Whether you're eating, setting up a home garden, or letting pets roam safely, this versatile patio space enhances your indoor-outdoor lifestyle.

Upstairs, the master suite impresses with a walk-in robe and a modern ensuite featuring spa bath, dual vanity, floor-to-ceiling tiles, and a large open shower. The newly renovated family bathroom is conveniently located nearby, reflecting the same high-quality finishes for a cohesive and polished look.

Outside, a low-maintenance yard allows for relaxed weekend living, while eco-friendly features like an 18-panel solar system and split-system air conditioning throughout provide year-round comfort and efficiency. Set on a quiet, well-kept leafy green street in a welcoming neighbourhood, this home is just waiting for a family to make it their own.

With everything at your fingertips, from top-rated schools and local parks to major shopping centres and easy transport options, 22 Coneybeer PI offers a rare combination of comfort, style, and ultimate convenience. Don't miss the opportunity to secure a home that ticks all the boxes - contact Alan Gu, Zora Liu, or Leah Li today to arrange an inspection!

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



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More About this Property

Property ID	B2KAF4R
Property Type	House
Land Area	450 m2
Including	Ensuite Study Air Conditioning Toilets (3) Alarm Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels

Alan Gu 0430 376 232

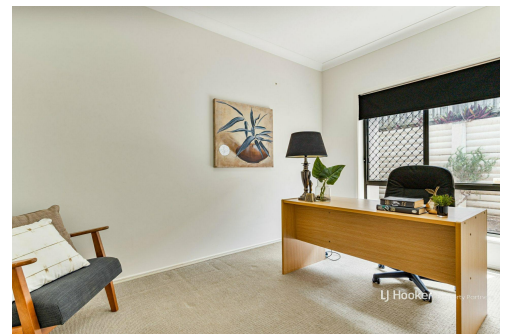
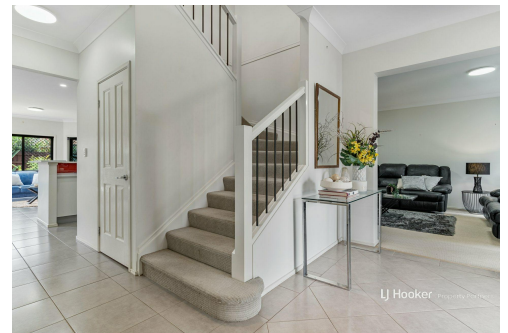
Agent with Zora Liu | alangu@ljhsbh.com.au

Leah Li 0466 999 258

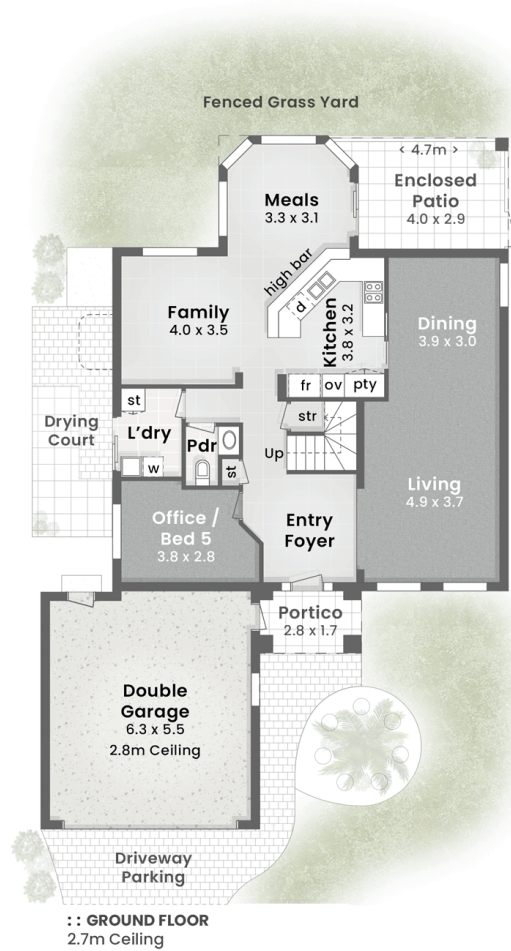
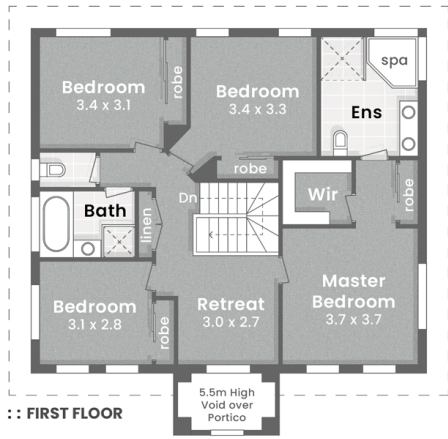
Sales Associate to Alan Gu | leahli@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au

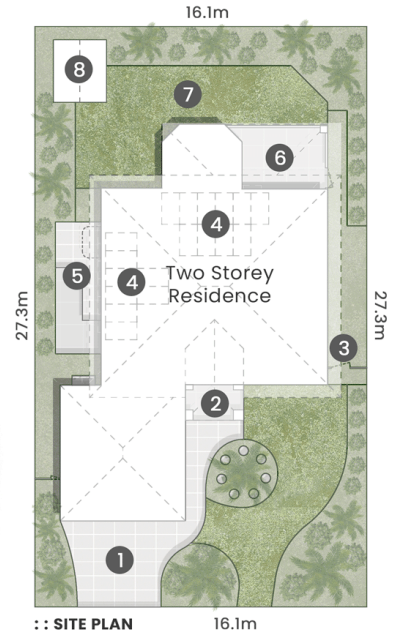


↑ NORTH



LEGEND

- 1. Driveway Parking | 2. Entry Portico
- 3. Side Gate Access | 4. PV Solar Panels
- 5. Drying Court | 6. Enclosed Patio
- 7. Fenced Grass Yard | 8. Garden Shed



CONEYBEER PLACE

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22 Coneybeer Place
EIGHT MILE PLAINS

Internal 248m² | Patio & Portico 17m² | Total 265m²

🏠 450m² 🛏️ 4 Bed + Office 🚿 2 Bath + Powder 🚗 2 Car + Off-Street

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