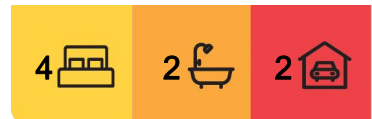


## Eight Mile Plains, 23 Dromos Street

SOLD BY ZORA LIU, ALAN GU & JACKSON CHOW



First impressions are one thing, but lasting impressions are what counts when it comes to choosing the perfect haven for your family. Thankfully, this recent addition to the tranquil, tree-lined surrounds of this prized pocket inside Eight Mile Plains, takes your breath away on arrival with the contemporary lines and abundant glazing across its smooth 2-storey rendered facade and keeps delighting as you explore an elegantly decorated interior where everyone gets the space and amenities to enjoy a comfortable lifestyle.

### Highlights:

- Space for all: 4 light-filled living zones, 4 big bedrooms, 2 chic bathrooms & a powder room
- Ducted A/C, high ceilings, large format tiles downstairs, honey-toned wooden floors above
- Secure rendered front fence with electric slider up to a remote entry double garage
- 6kW solar system to maximise an idyllic north-easterly sun-catching aspect



**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**  
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**Contact**  
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**Jackson Chow**  
0435 998 468  
jacksonchow@ljhpp.com.au

**LJ Hooker Property Partners**  
07 3344 0288

- Walk to bus stops, parks & Warrigal Rd State School + only 5-min drive to Sunnybank Central

This beauty really is picture-perfect from start to finish. Across a generous 14.3m frontage, lush green lawns embrace an impressive front fence where ornate black ironwork is framed by sleek rendered columns - in white and terracotta tones to complement the home's facade and roof.

Stepping in off the front porch, exquisite large format floor tiling greets your feet immediately, running through the street-facing lounge area, down a central passageway, and into the primary social hub at the rear.

Blessed with abundant natural light filtering through full-height windows and a glass slider to a covered alfresco patio and the backyard, this open-plan living and dining area, masterfully integrated with a designer kitchen, will become the family's go-to zone. The flooring's warm, earthy tones create a welcoming ambiance and contrast beautifully against the crisp white hue of the plentiful joinery and stone benchtops running along an island breakfast bar and beside a gleaming suite of all-electric stainless appliances that will have home cooks in their element.

Cleverly concealed behind the kitchen is a big laundry with outside access. This space could serve as overflow for storage of big appliances you want to keep off your main kitchen benchtops and out of sight - like a food processor or coffee machine. Elsewhere on the ground level is a handy storage closet next to the powder room and entry into the double garage from the central passage.

In contrast to the frenetic activity that the downstairs living areas are capable of hosting, both inside and on the child and pet-friendly fenced lawns out back, this home's upper level is all about peaceful retreat - for every member of the household. Hybrid timber floors connect a central family retreat and built-in study on the landing with 4 generous bedrooms, 3 fitted with built-in robes, and then the master - a sanctuary of calm with its private balcony, walk-in robe, and a sumptuous ensuite with both a bath and shower. The main bathroom is equally luxe with more floor-to-ceiling tiling, and splits the shower and vanity from a self-contained powder room opposite - a design stroke of genius that will ensure no peak-hour traffic jams!

The cherry on the top is this super location where little more than a 15-minute wander on foot will get you to bus stops, leafy parks, Warrigal Rd State School, and local shopping at Runcorn Plaza/Warrigal Square. You're also on the fringe of Sunnybank Central with a breezy drive getting you to Market Square (5 minutes) for delicious eats, Sunnybank Plaza (8) for the flicks and more, and Westfield Mt Gravatt (7) for more fashion, food, and fun. All this and you're only 16 minutes into the city and a short dash to the EMP Park n Ride or straight onto the Gateway Motorway.

Reward everyone in your family with a home that provides space to grow and flourish.

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## More About this Property

<b>Property ID</b>	B218F4R
<b>Property Type</b>	House
<b>Land Area</b>	413 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Dishwasher Floorboards Built-in-Robes Fully Fenced

**Alan Gu 0430 376 232**

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

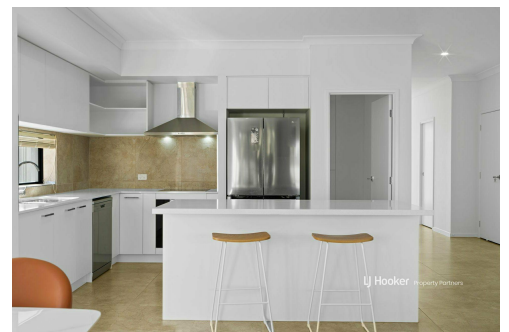
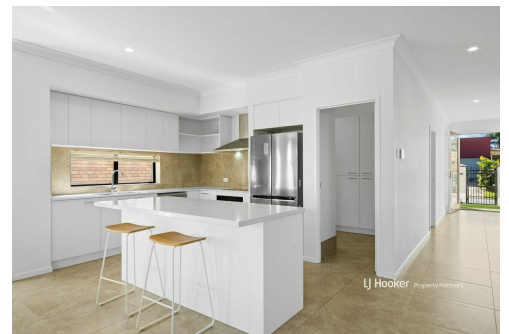
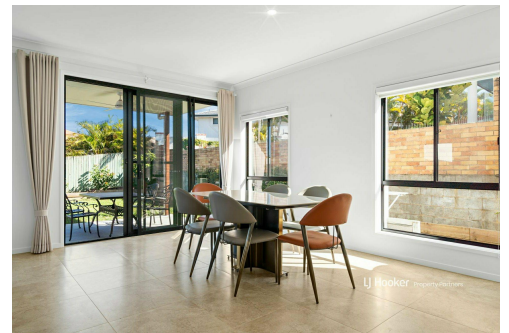
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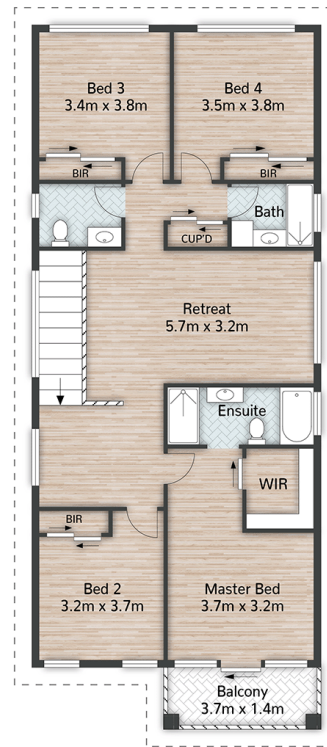
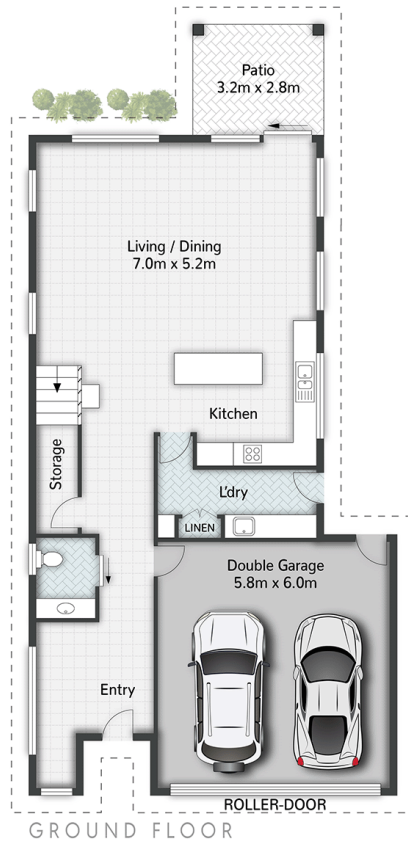
Agent/Independent Contractor | [jacksonchow@ljhpp.com.au](mailto:jacksonchow@ljhpp.com.au)

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23 Dromos Street EIGHT MILE PLAINS

4 | 2 | 2 | 258m<sup>2</sup>

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.