



3 Angel Street, Eight Mile Plains

SOLD BY ALAN GU, ZORA LIU & LEAH LI

Enjoying excellent proximity to parks, childcare, zoned schooling, fun local hubs like The Glen Hotel, plus public transport and vibrant shopping precincts, this rendered 2-storey boasts a family-friendly location and a spacious interior that can be configured to suit a range of needs.

Highlights:

- 4 carpeted beds - 2 up (lux master with AC, a WIR, ensuite & balcony), 2 down with BIRs
- Bed 2 upstairs could be a nursery or use as an office to create a one-floor parent's retreat
- Ground level, open-plan, tiled kitchen/dining/living hub with 2 x AC units & fans
- Chic kitchen with white cabinets/splashbacks, all the mod cons inc 5 burner gas cooker
- Family bathroom with shower & tub, laundry, covered alfresco patio, double garage

The layout of this lovely home is inspired. Downstairs, a hallway runs off the entry passage into 2 light-filled bedrooms, with a big bathroom nearby fitted with both a tub and shower, the toilet next door with its own wash basin.

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.

4 🚗 2 🚗 4 🚗

FOR SALE

Please Call

AGENTS

Alan Gu
0430 376 232
alangu@ljhsbh.com.au

Leah Li
0466 999 258
leahli@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

 **LJ Hooker**

Upstairs, the master bedroom is luxe, enjoying access onto a private balcony with leafy views, AC, and its WIR leading into an ensuite with a lengthy vanity and glass-enclosed shower. The second room up here has a BIR like the pair below and could be a nursery before you swap the cot for a big bed or corral the whole floor for yourselves and make this your personal home office or hobby hub!

The bulk of family 'together time' will be spent below in the combined kitchen/meals/living area, a durably tiled space where gourmet cooks have all the gear they need to whip up a feast, including a 5-burner gas cooker, statement stainless rangehood and dishwasher.

There are two AC units plus ceiling fans keeping this social hub cool or cosy and when the weather's right, you can bring in breezes by using the screened slider that connects to a covered outdoor entertaining terrace and a grassy, timber-fenced yard.

Rounding out this offering is a good-size laundry, double garage, and of course - a top location with a bunch of parks nearby to keep little ones happy and proximity to quality local childcare through to high school (zoned for EMP State School and Runcorn State High). By car you can reach Warrigal Square/Runcorn Plaza in 3 minutes, a few more to the EMP Park n Ride for cruisy city commutes, or onto the Gateway to the Gold or Sunshine Coasts!

This is a home you can tailor as needs change, in a location with everything for the modern family.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

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 DETAILS

Property ID	B3BUF4R
Property Type	House
Land Area	400 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Balcony
	Dishwasher
	Floorboards
	Built-in-Robes
	Remote Garage

Alan Gu 0430 376 232

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

Leah Li 0466 999 258

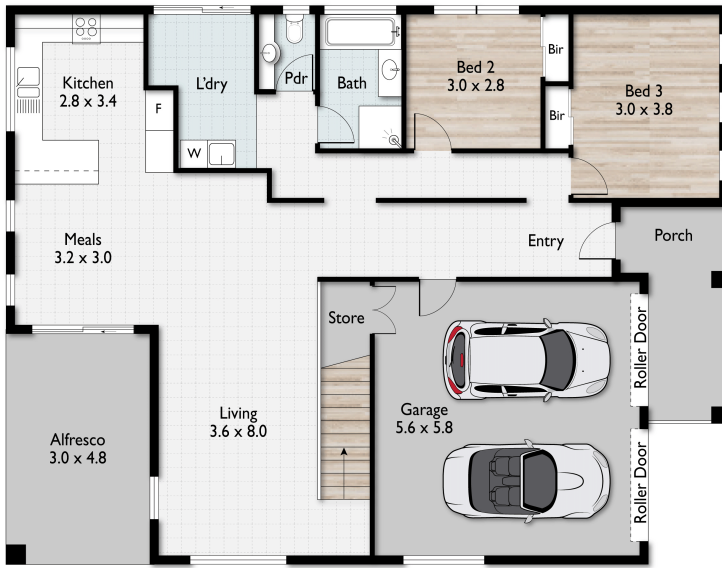
Sales Associate to Alan Gu | leahli@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

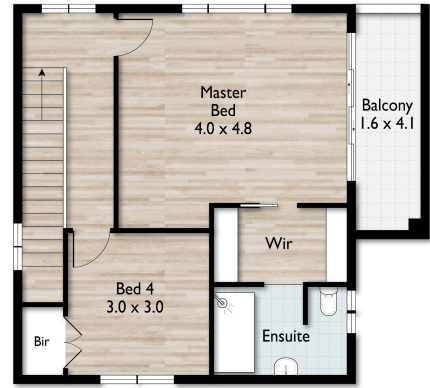
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





Ground Floor



First Floor

🛏️ 4 🚿 2 🚗 2 🏠 245sqm 🏢 400sqm



Scale in meters. Indicative only. Dimensions are approximate.
All information contained herein is gathered from sources we believe to be reliable.
However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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.

