

Eight Mile Plains, 3 Slobodian Avenue

SOLD BY EMILY XIONG

Nestled along a tranquil cul-de-sac on a big 696 sqm block, this grand 2-storey residence is in good company beside equally luxe abodes but makes a strong statement all its own with a clean lined rendered facade, glass balustraded upper balcony, and even a caged cricket pitch in its grassy backyard. Across its generous 328 sqm light-filled interior is a family-friendly, solar powered offering of 5 bedrooms, along with expansive living spaces on both levels, a study area, 3 stunning bathrooms, and a gourmet kitchen kitted to facilitate your wildest culinary creations! Complementing a big double garage out front is valuable off-street parking on the driveway, and the idyllic north-facing fenced backyard is best enjoyed with a sundowner in hand under the covered alfresco entertaining patio while the kids and pets play safely on the cushioned grass. With all this located only a short walk to bus stops and local parks, and access onto the M1 a mere 5 minutes' drive, this is executive living without compromise.

Top Highlights:



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For Sale
Please Call

View
ljhooker.com.au/B2FXF4R

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LJ Hooker Property Partners
07 3344 0288

- Architectural modern design on a large 696 sqm block set along a tranquil, low traffic cul-de-sac with a cricket pitch in the backyard, double garage + off-street driveway parking
- Generous 328 sqm interior with ducted A/C across 5 bedrooms, tiled living/dining beside the kitchen + a media room, timber floored upstairs retreat on landing next to study with balcony access
- Gourmet kitchen fit out with walk-in pantry, discreet washing up area, stainless steel 900mm 5 burner gas cooker/oven & dishwasher
- Indoor living opens to a covered rear entertaining patio overlooking grassy play and pet-friendly backyard with idyllic northerly aspect
- Walking distance to bus stop and local parks, 5 min drive onto the Gateway Motorway

This home's designer good looks come into play as soon as you arrive at number 3. The modern exterior is all crisp linear lines wrapped in sleek render, beautifully balanced by just the right amount of glass stretching across the upper balcony and through full height street-facing windows.

The lower level is tiled bar the rich-toned floating timber floorboards in the front bedroom, which also span the 4 bedrooms upstairs as well as the first-floor open retreat area and its adjacent study.

From the entry foyer, a central hallway tempts you towards the rear of the house where a gorgeous gourmet kitchen sits between a dining room and living area - both spaces connecting seamlessly to the covered rear alfresco patio through stacker slider units.

Cooking will be sheer joy in this incredible kitchen where textured tiled splashbacks separate a gleaming stainless rangehood from the 5-burner gas cooker/oven. The washing up area, comprising an elegant gooseneck tap into a twin sink and stainless dishwasher, is discreetly set to one side, while the breakfast bar is a place to eat and chat, as well as store wine and cooking books in the open shelving either end.

Along the way to this sociable hub is a media room where the kids can watch movies while you dine with friends, and a self-contained bathroom with a shower next to a large laundry and storage units.

Upstairs, the 4 generous bedrooms embrace an open retreat at the top of the landing that adjoins a handy study area with access onto the upper balcony - ideal for letting in a gentle breeze if you prefer natural ventilation over the A/C.

Like the bedroom below, the 3 up here have built-in robes, sharing a bathroom designed for busy households with the vanity central to a private toilet and separate wash area with shower and tub.

Super-sized at just under 37 sqm (approx.), the rear master is next level luxe. Along with a massive walk-in robe - more than capable of sorting out the most fashion-loving of fashionistas, it has a luxuriously tiled, semi-open ensuite with step up bath, a vanity with twin basins, spacious shower and discreetly placed toilet.

Complementing a grassy front yard, is an equally lush lawned fenced backyard - this one enjoying the perfect north-facing aspect and pre-kitted with a caged cricket pitch for



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practicing your spin bowl and 20/20 sixes!

Extra Features:

- Ducted heating/cooling throughout
- Energy-efficient PV solar panels
- Garden shed for added storage
- Large laundry with access to a drying line down the side
- Generous storage units outside laundry

This sensational home is centrally located to cater for executive families with young kids or those entering tertiary education. Bus stops and parks are only a short walk, while a quick zip in the car will have you merging onto the Gateway in 5 minutes, or at your choice of bustling southside shopping hubs like Westfield Mt Gravatt and Sunnybank Plaza or delectable dining precincts such as Market Square, in mere minutes.

- 350 m to bus stop
- 400 m to Brampton Street Park
- 1.7 km to Eight Mile Plains Park n Ride/M1 access
- 2.3 km to Westfield Mt Gravatt
- 2.8 km to Eight Mile Plains Shopping Centre
- 2.9 km to Rochedale State High School
- 3.2 km to Upper Mt Gravatt State School
- 4.1 km to Rochedale Markets
- 4.3 km to Warrigal Square Shopping Centre
- 4.4 km to Runcorn Plaza
- 4.9 km to Market Square
- 5.4 km to Sunnybank Plaza

Secure this incredible property, close to a wealth of amenities, and prepare for endless seasons of family fun, starting this summer with a backyard cricket competition! Contact Emily Xiong today for more enticing insights into this 5-star property.

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More About this Property

Property ID	B2FXF4R
Property Type	House
Land Area	696 m ²

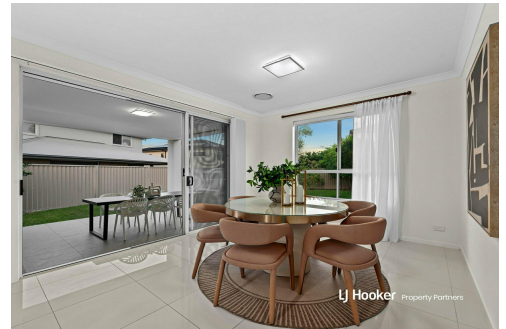
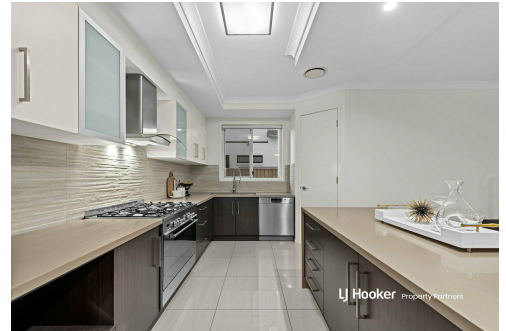
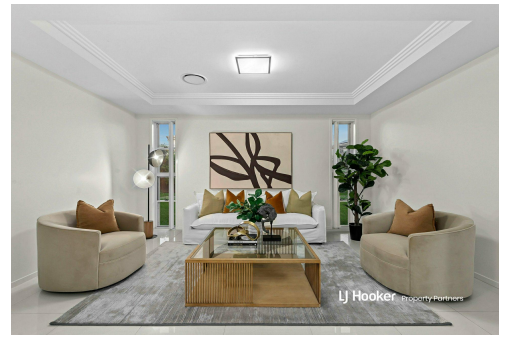
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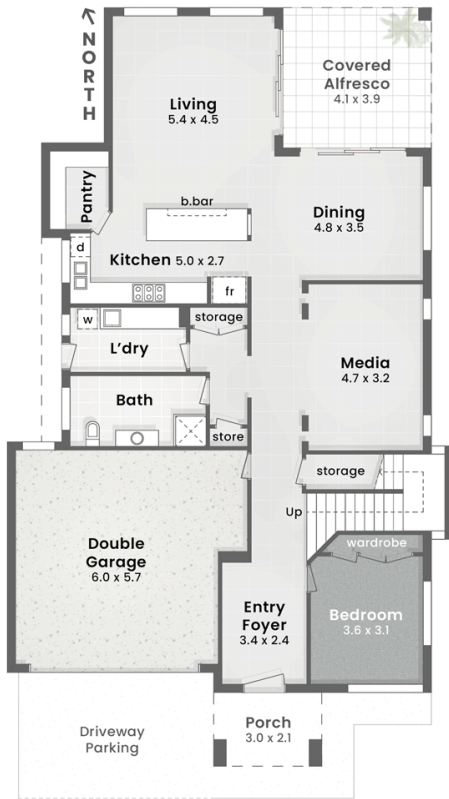
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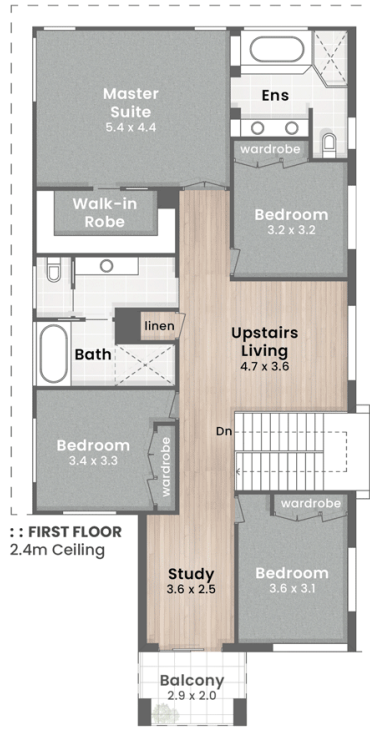


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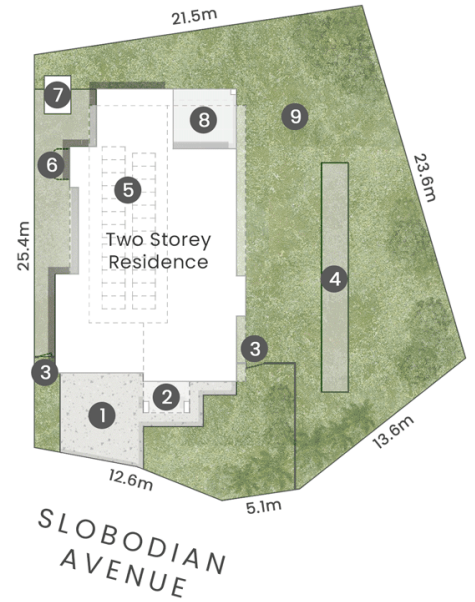


:: GROUND FLOOR
2.7m Ceiling



:: FIRST FLOOR
2.4m Ceiling

- SITE PLAN LEGEND**
- 1. Driveway Parking | 2. Entry Porch
 - 3. Side Access Gates | 4. Caged Cricket Pitch
 - 5. PV Solar Panels | 6. Clothes Line
 - 7. Garden Shed | 8. Covered Alfresco
 - 9. Fenced Grass Yard



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3 Slobodian Avenue
EIGHT MILE PLAINS

Internal 328m² | Alfresco, Balcony & Porch 29m²

696m²

5 Bed + Media + Study

3 Bath

2 Car + Off-Street

Total 357m²

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