



35 Millers Road, Eight Mile Plains

## Designed to Impress, Crafted to Live In

A striking statement in modern design, this brand-new residence delivers a refined lifestyle where clean architectural lines meet warm, textural finishes. From the soft glow of integrated lighting to the rich timber joinery and expansive glazing, every element has been curated to create a home that feels as impressive as it is inviting.

At a glance:

1. Brand new architecturally designed home with easy M3 & Logan Road access.
2. Secure, low-maintenance living within an exclusive body corporate estate.
3. Bespoke kitchen with integrated appliances, wine fridge, and custom cabinetry.
4. Designer bathrooms, architectural upstairs retreat & resort-style poolside living.
5. Conveniently located; 600m to Rochedale Station with easy access to Westfield Garden City and Brisbane CBD

There's an immediate sense of calm and cohesion throughout the home, where natural textures soften the bold architectural framework. The open-plan living and dining zone is anchored by warmth - timber

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**FOR SALE**

For Sale

**VIEW**

Sat 16th May @ 10:00AM - 10:30AM

**AGENTS**

**Emily Xiong**

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**AGENCY**

LJ Hooker Property Partners

07 3344 0288

**LJ Hooker**

tones, ambient lighting, and clean-lined finishes - creating a space that feels both grounded and sophisticated. Large openings draw the outdoors in, extending the living experience seamlessly to the covered alfresco and poolside setting.

At the heart of it all, the kitchen is as functional as it is visually striking. A sculptural island takes centre stage, complemented by integrated appliances, a built-in wine fridge, and extensive custom cabinetry. Thoughtful storage solutions and a refined material palette ensure this space performs effortlessly while maintaining a strong design presence.

Outside, the home continues its commitment to easy living and entertaining. The covered terrace overlooks a sleek in-ground pool framed by timber decking - offering a private and low-maintenance retreat for long summer evenings or relaxed weekend gatherings.

Accommodation is equally well considered, with four bedrooms designed for comfort and privacy. The master suite stands apart as a true retreat, featuring a boutique-style walk-in wardrobe and luxurious ensuite with freestanding tub, double vanities and large walk-in shower. Both bathrooms and the downstairs powder room echo the same design language, with wide vanities, floor-to-ceiling tiles, quality fixtures, and a clean, contemporary aesthetic.

Additional features include:

- ? Extensive built-in storage and custom joinery throughout
- ? Integrated lighting enhancing both ambience and architectural detail
- ? Seamless indoor-outdoor flow for year-round entertaining
- ? Body corporate complex for ease of mind

Positioned for ultimate convenience, this address places you within easy reach of major transport corridors including the M3 and Logan Road. Public transport is nearby, only 600m to Rochedale Station, while Westfield Garden City and the Brisbane CBD are easily accessible - making daily commuting and amenities effortlessly close.

A home that delivers architectural presence without the upkeep, this is a rare opportunity to secure a brand-new residence where design, comfort, and convenience are perfectly aligned.

Contact Emily Xiong today to arrange your inspection.

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Asia-Pacific Group (Australia) Pty Ltd with Sunnybank Districts P/L  
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## MORE DETAILS

Property ID B4MBF4R  
Property Type House  
Land Area 400 m2  
Including Air Conditioning  
Toilets (1)  
Pool  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced

**Emily Xiong 0401 056 588**

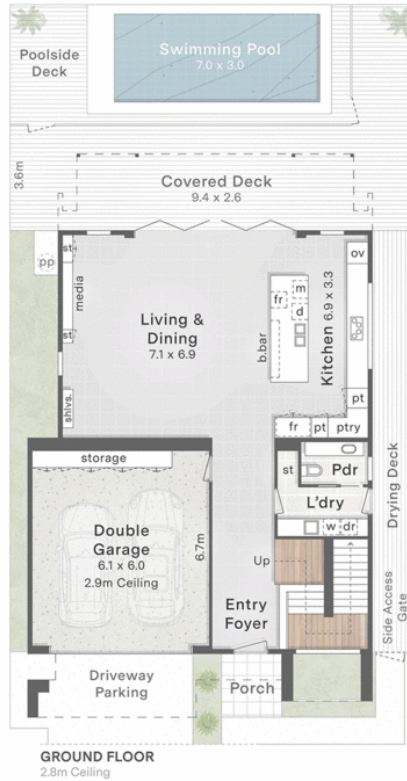
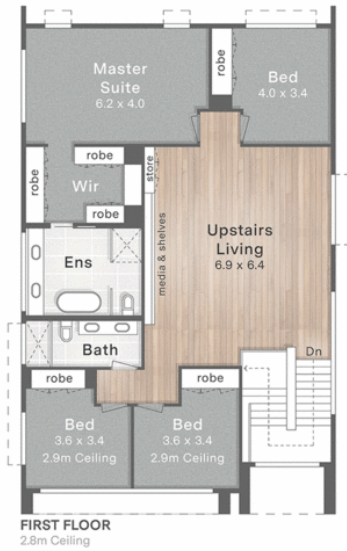
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1. Driveway Parking
2. Entry Porch
3. Side Access Gate
4. Drying Deck
5. PV Solar Panels
6. Covered Deck
7. Swimming Pool



Shared Driveway Access To  
Millers Road

↑ NORTH

2/35 Millers Road Eight Mile Plains

Internal 320m<sup>2</sup> | Covered Deck & Porch 29m<sup>2</sup>



- 400m<sup>2</sup> Land Size
- 4 Bed
- 2 Car + Off-Street
- 2 Bath + Powder

Total 349m<sup>2</sup>

Pool Area 48m<sup>2</sup> | Remaining Deck Area 56m<sup>2</sup>

Emily Xiong 0401 056 588

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