



38 Manmarra Crescent, Eight Mile Plains

A Grand Custom Residence of Scale, Elegance & Family Luxury

Commanding a striking presence, this custom-built residence showcases grand proportions, timeless design, and exceptional versatility for large or multi-generational families. Lovingly held by its original owner and beautifully refreshed with brand new paint and carpet, the home offers expansive living spaces, elegant finishes, and a resort-style outdoor setting.

Features at a Glance:

1. Custom built and tightly held by the original owner.
2. Freshly updated with brand new internal paint and new carpet.
3. Flexible dual-kitchen design with both electric and gas cooking spaces.
4. Five spacious bedrooms plus a dedicated study.
5. Excellent Eight Mile Plains location close to schools, shops & transport.

From the soaring entry void and sweeping staircase to the spacious indoor and outdoor entertaining zones, every element of this grand family home has been designed for comfort, flexibility, and impressive living.

6 🚗 3 🚗 3 🚗

FOR SALE
\$2,800,000 +

VIEW
Sat 23rd May @ 10:00AM - 10:30AM

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

Debbie Chow
0411 138 328
jacksonchowssa@ljhpp.com.au

AGENCY
LJ Hooker Property Partners
07 3344 0288

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.

 **LJ Hooker**

The elegant facade and columned entry create an immediate sense of grandeur, opening to a dramatic double-height void and sweeping curved staircase that forms the centrepiece of the home. Light pours through large windows fitted with plantation shutters, showing off the bright, refined interiors.

Multiple living areas provide flexibility for both everyday family life and entertaining. A sunken formal lounge offers a sophisticated retreat beneath the soaring ceiling, while the expansive family and dining zones connect seamlessly to the kitchen and outdoor entertaining area.

At the heart of the home, the spacious kitchen offers generous bench space, extensive cabinetry, and an open connection to the surrounding living areas. A unique highlight is the dual-kitchen arrangement, featuring a main kitchen with electric cooktop alongside a separate enclosed butler's kitchen with gas cooktop - ideal for strong-flavour cooking or keeping mess separated when entertaining.

Outdoors, a covered alfresco area overlooks the sparkling in-ground swimming pool, creating a private space perfect for summer entertaining and relaxed family gatherings. With paved flooring, built-in speakers and space for an outdoor bbq or kitchen setup, this is resort-style living in your own backyard.

Upstairs, the accommodation continues the home's theme of plush comfort. Five well-sized bedrooms provide excellent flexibility, while a large retreat at the top of the stairs adds another living zone for reading or relaxing. The impressive master suite offers a true sanctuary with its enormous layout, sitting area, deluxe walk-in robe, and sparkling ensuite with quality tiling, dual vanity, spa bath, and separate shower.

Additional highlights include a triple remote garage, solar panels, water tanks, lots of built-in storage, and multiple living zones including a media room and sitting room with custom mural painted on the wall.

Located in a highly sought-after Eight Mile Plains pocket, the home offers exceptional convenience. Major nearby shopping destinations include Runcorn Plaza, Warrigal Square, Sunnybank Plaza, and Westfield Mt Gravatt, all within a short drive, while commuters will appreciate easy access to Eight Mile Plains Park & Ride and major arterial routes including the M1.

A tightly held residence of scale, elegance, and versatility - this exceptional home presents a rare opportunity to secure a custom-built family estate in one of Brisbane's most convenient locations.

Contact Alan Gu and Debbie today for further information or to arrange your inspection before auction.

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 B425F4R
Property Type House
Land Area 871 m2
Including Study
Air Conditioning
Alarm
Pool
Courtyard
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Solar Panels
Water Tank

Alan Gu 0430 376 232

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

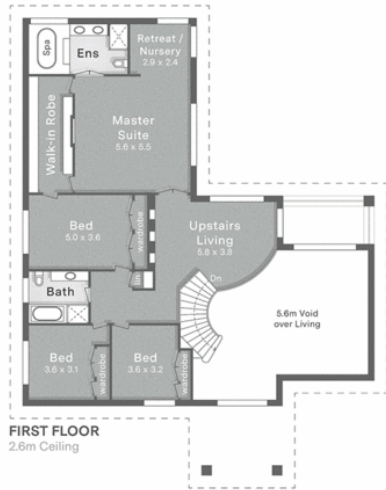
Debbie Chow 0411 138 328

Agent with Jackson Chow | jacksonchowssa@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





1. Secure Driveway Parking
2. Fenced Grass Yard
3. Entry Portico
4. PV Solar Panels
5. Entertaining Alfresco
6. Swimming Pool

38 Manmarra Crescent Eight Mile Plains

Internal 477m² | Alfresco & Portico 68m²



Alan Gu 0430 376 232

- 871m² Land Size
- 3 Car + Off-Street
- 6 Bed + Media
- 3 Bath

Total 545m²

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of FloorScape. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by FloorScape & is subject to strict copyright. No ownership is taken of building design. Find out more at floorscape.au

