

Eight Mile Plains, 4 Slobodian Avenue

SOLD BY THE FLORENTZOS TEAM

First impressions count and this sprawling 6-bedroom residence, set on a commanding corner block behind lush lawn and landscaped gardens, will make its mark on your heart and mind with its unique staggered mixed-material facade and a statement entry and wait till you get inside!

Highlights:

- Only 2 years old, set in a quiet cul-de-sac location with prestige homes all around
- Living/dining beside a deluxe kitchen opening onto a private covered alfresco patio
- Family room upstairs, study nooks up & down + a dedicated office
- 6 bedrooms, 2 with luxe ensuites, + family bathroom upstairs & powder room below
- Zoned ducted heating/cooling throughout + solar panels

All up there is a staggering 290m² of under roof living on offer here, and every inch has been thoughtfully designed and exquisitely appointed with premium fixtures, fittings and



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
Please Call

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finishes.

Large polished tiles run from the grand entry foyer through a light-filled dining area with a side study nook and a designer kitchen with a trio of pendant lights over its clear topped island prep/servery bench, marble splashback, high-end stainless electric appliances and a WIP that houses a twin sink and the dishwasher.

While open to the kitchen/meals area, the adjoining living space is delineated by timber flooring and looks to the street. Sliders extend the dining side onto a 7m (approx) long covered entertaining patio where more high-end tiling underfoot creates seamless connection between indoors and out.

Elsewhere at ground level is a spacious bedroom off the entry foyer with a BIR and a luxe ensuite /u8211?ideal as a guest retreat or for live-in extended family /u8211? an office, laundry, powder room and storage space under the stairs.

Bar the wash areas, the entire first floor has hybrid timber floors underfoot and, at the top of the landing is a family retreat and a second study space. Branching off this hub are 5 more bedrooms /u8211? 4 with BIRs and sharing a generous family bathroom with a freestanding tub and shower.

A serene sanctuary that will transport you instantly to a world a clam, the master bedroom is on a whole other level. Along with a huge walk-in wardrobe, it has a semi-open ensuite with exquisite full-height tiling, where the deep freestanding tub and a chic twin vanity take centre stage, the shower and toilet concealed behind a wall.

Rounding out this incredible property is a remote entry double garage with a single roller door at the rear; but it/u8217?s the little extras you/u8217?ll remember most /u8211? like the designer lights and divine full height tiling in all 3 full bathrooms, the feature tiled wall and pendant light in the dining room, and the soft sheer of full length curtains over an abundance of large windows.

In addition to all this luxury is a location that puts every amenity within a short drive. It/u8217?s literally only a few minutes behind the wheel to reach the EMP Park n Ride into town or jump on the Gateway to the airport or coast of choice. Shopping options are in abundance with Westfield Mt Gravatt & Rochedale Village only 5 minutes, and mere minutes more to EMP Shopping Centre, Warrigal Square, and Market Square/Sunnybank Plaza.

- 350m to Perfect Beginnings Childcare
- 350m to Bus Stop on Holmead Road
- 400m to Brampton Street Park
- 400m to Outlook Village
- 450m to Perfect Beginnings Early Learning
- 1.7km to Wishart Community Park
- 2.1km Rochedale Village
- 2.3km Westfield Mt Gravatt
- 2.7km to Rochedale State High
- 2.8km to Eight Mile Plains Shopping Centre
- 3.2km to Upper Mount Gravatt State School



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- 3.7km to Redeemer Lutheran College
- 4.3km to Warrigal Square
- 4.8km to St Peter/u8217?s Catholic Primary
- 4.9km to Market Square/ Sunnybank Plaza

A bespoke build with a premium fit-out and a clever design to accommodate harmony for all.

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L
T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020

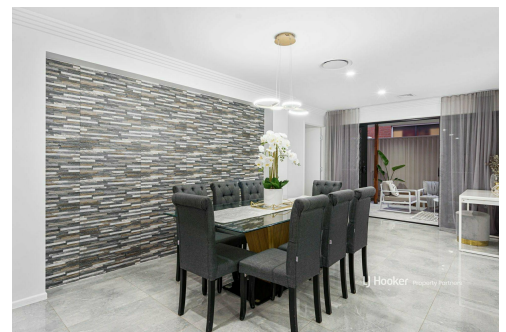
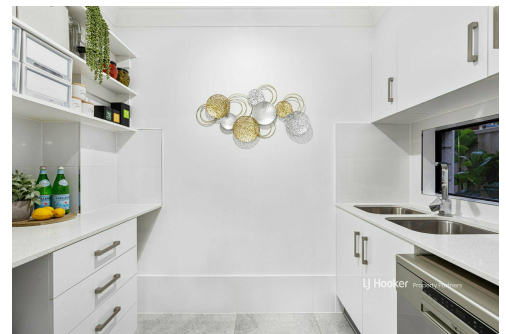
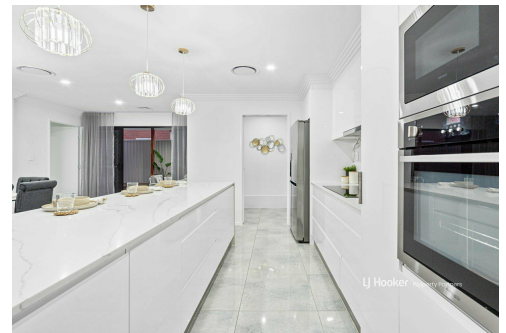
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More About this Property

Property ID	B2BZF4R
Property Type	House
Including	<ul style="list-style-type: none"> Study Ducted Heating Toilets (4) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Solar Panels

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