

Eight Mile Plains, 5 Bowers Street

SOLD BY ALAN GU, ZORA LIU & LEAH LI

Boasting 296m² of internal living area, an idyllic north-facing grassy backyard with its own play equipment/slide, and space on the driveway to park a cruising boat - if you're a fan of the open water - this is a super spacious, modern home designed for families who enjoy leisure over labour!

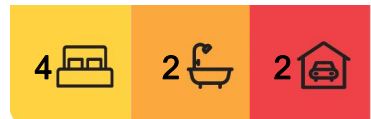
Highlights:

- Free-flowing tiled kitchen overlooks combined family/dining/living and covered rear patio
- Second living area/rumpus above with timber floors, opens to a deep covered front balcony
- 4 timber floored beds upstairs with lovely views + a tiled study & media room below
- Several split-system A/C units throughout, with solar panels to help offset, alarm system
- Prime EMP position: walk to parks, handy bus stops, childcare, kindy, Satellite Hospital

The sleek rendered facade of this 2-storey abode, where a glass balustraded upper



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For Sale
Please Call

View
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balcony takes centre stage above lush front lawns and garden beds, is in keeping with the premium looks that define this prized residential pocket in the heart of Eight Mile Plains.

Inside, large format polished tiles span the lower level, with sumptuous timber flooring above. Off the entry foyer sit 2 open spaces, currently used as a home office/study and a formal media room, but configure as you wish - including creating a 5th bedroom.

Walking past the staircase to the sleeping quarters above, the incredible primary cooking, living and dining area is revealed - a gloriously light, bright and airy air-conditioned space that opens through 3 separate sets of sliders to the grassy private backyard and central covered patio.

The kitchen is a culinary creative's dream with its double door pantry and loads of room to move between an I-shaped dining bar with twin sink and dishwasher, and a cooking station equipped with a premium gas cooker/underbench oven and sparkling stainless steel rangehood.

To save trips up and down, and to service guests with ease, there's a downstairs powder room off the living area on the way past a linen cupboard into a large laundry with outdoor access.

Upstairs, where the gorgeous timber floors come into play, the open living area/rumpus extends through more sliders onto a deep, tiled and covered front balcony just over 6m long! Branching off this hub is the family bathroom with a shower and tub, and 4 bedrooms - 3 with BIRs, while the larger master boasts a spacious walk-in closet and a luxe ensuite with twin vanity and shower.

If the kids want to kick the ball about while you're entertaining on the back patio, you can send them to any number of nearby parks - starting with the one about 3 doors down! Also easily reachable on foot is a local kindy and childcare centre, and bus stops to get about town. From the secure double garage it's only a short drive to zoned schools (EMP State School and Runcorn High), and local shopping hubs like Warrigal Square, Runcorn Plaza and Westfield Mt Gravatt.

For convenience, comfort and the perfect amount of pizzazz, this beauty won't be beat.

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
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More About this Property

| | |
|----------------------|--|
| Property ID | B2EHF4R |
| Property Type | House |
| Land Area | 522 m ² |
| Including | Ensuite Air Conditioning Alarm Balcony Remote Garage |

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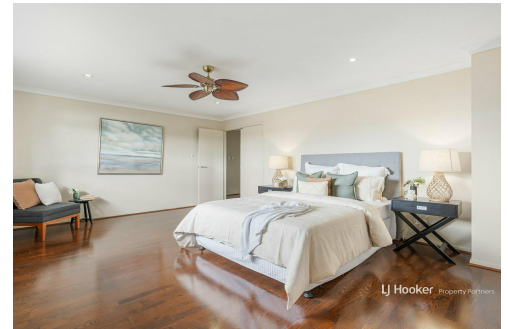
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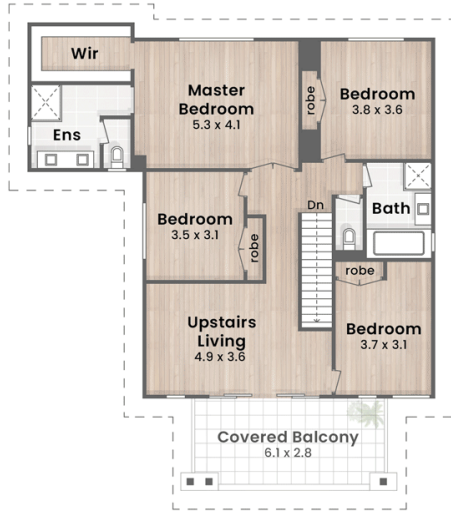
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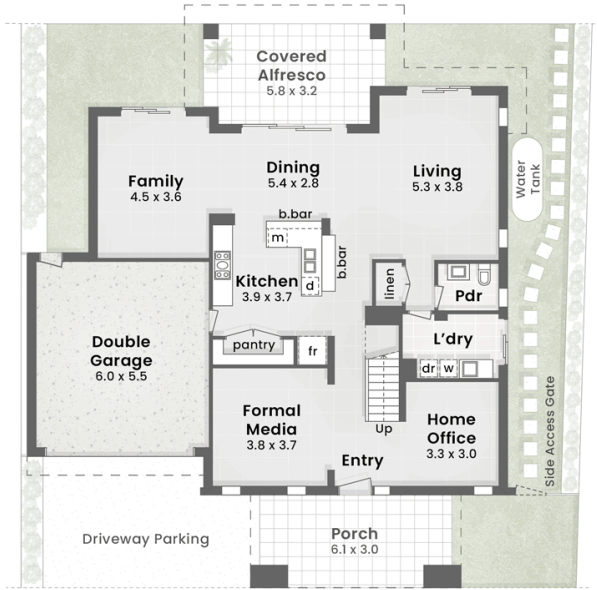


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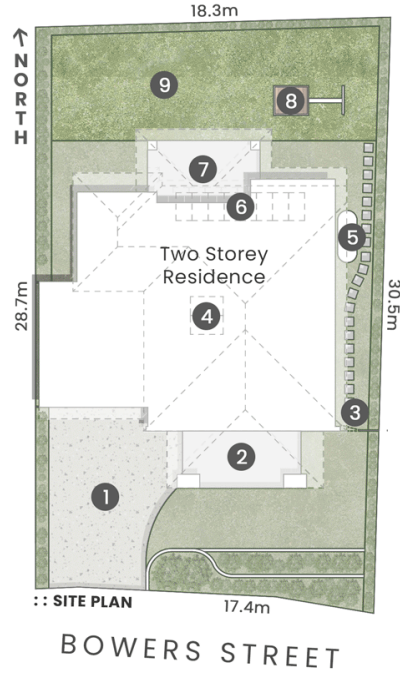
:: FIRST FLOOR



:: GROUND FLOOR
2.6m Ceiling

LEGEND

- 1. Driveway Parking | 2. Entry Porch
- 3. Side Access Gate | 4. Solar Hot Water
- 5. Water Tank | 6. PV Solar Panels
- 7. Covered Alfresco | 8. Children's Playground
- 9. Fenced Yard



:: SITE PLAN

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5 Bowers Street
EIGHT MILE PLAINS

Internal 296m² | Balcony, Alfresco & Porch 55m² | **Total 351m²**

522m²

4 Bed + Media + Office

2 Bath + Powder

2 Car + Off-Street

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