



523 Warrigal Road, Eight Mile Plains

## Owner's Clear Instructions: Must Be Sold

Massive Deck, Corner Position, and Everything Eight Mile Plains Does Best

Corner blocks with two street frontages don't come up often on this stretch of Warrigal Road, and that's exactly what makes this one worth a look. Whether you're hunting for a first home with room to grow into, a set-and-forget rental in a suburb that keeps performing, or a site with serious future potential, subject to council approval, this home covers every angle.

### Highlights:

- Solid three-bedroom home on a fully fenced 458m2 corner block with gated, two-way access
- Huge covered entertainer's deck with elevated leafy outlook, built for year-round gatherings
- High ceilings and polished timber floors through the lounge and dining, opening to a huge covered deck
- Dual street frontage with exceptional exposure to Warrigal Road offering genuine scope to renovate, extend or rebuild, subject to council approval
- City-bound bus stops approx. 77m and 120m from the gate, with childcare directly opposite

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### FOR SALE

Offers Above \$1M | Inspection by Appointment

### VIEW

By Appointment

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



- Approx. 400m walk to Eight Mile Plains Shopping Centre and 24-hour Bellas Fruit Market
- Warrigal Road State School and Runcorn State High catchment, with the Pacific and Gateway Motorways minutes away

Sprawling, covered and catching the afternoon light with a leafy outlook across the neighbourhood, the entertaining deck here is genuinely huge, the kind of space that hosts the whole extended family for a birthday lunch, then a quiet coffee for two the next morning. French doors connect it straight to the lounge, so the party flows in and out without a bottleneck.

This is Eight Mile Plains at its most convenient. Two bus stops sit within a one-minute walk of the gate, approx. 77m and 120m away, carrying you directly to the city, local schools, Griffith University and the major shopping hubs. Eight Mile Plains Shopping Centre and the 24-hour Bellas Fruit Market are around a 300m stroll for the daily top-up, childcare is directly across the road, and Warrigal Road State School is an easy walk with the home sitting in both the Warrigal Road State School and Runcorn State High catchments.

Zoom out and it only gets better. The address lands almost exactly halfway between Market Square and Westfield Garden City, with Warrigal Square, Runcorn Plaza and Sunnybank Plaza all a short drive for shopping and some of Brisbane's best dining. Brisbane Technology Park is approx. 1km away, the Eight Mile Plains Satellite Hospital, QEII Hospital and Griffith University are within easy reach, and the Pacific and Gateway Motorways put the CBD around 12 minutes up the road.

Back inside, high ceilings and polished timber floors give the lounge and dining real warmth, while the open kitchen with breakfast bar, electric cooktop and wall oven keeps the cook in the conversation. Three good-sized bedrooms each have split-system air conditioning, serviced by a bathroom with separate bath and shower plus a separate toilet, with an enclosed entry, ground-level laundry and single carport adding the practical touches. Outside, the fully fenced yard with gated driveway gives kids and pets a safe place to play.

And with two street frontages and high exposure on a 458m<sup>2</sup> corner, the future is wide open: renovate, extend, run a business from home or rebuild entirely, all subject to council approval.

Opportunities like this one are decided under the hammer, not left waiting. Contact Alan, Zora or Lachlan today to arrange your inspection.

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | B50GF4R              |
| Property Type | House                |
| Land Area     | 458 m2               |
| Including     | Air Conditioning     |
|               | Deck                 |
|               | Outdoor Entertaining |
|               | Floorboards          |

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3 1 1 180sqm



Scale in meters. Indicative only. Dimensions are approximate.  
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