



72 Levington Road, Eight Mile Plains

Slam Dunk Sophistication: Elite Living Meets Professional Play

Fully gated with an intercom servicing its pedestrian gate and an electric slider over the double driveway, 72 Levington Road makes a mighty first impression, but the 'big reveal' lies behind its architectural two-storey facade where a freshly painted interior is loaded with newly installed features.

Highlights:

- New upstairs carpet, timber flooring on master balcony, plantation shutters, LED downlights
- Versatile living spaces with 5 beds, formal lounge, open-plan family/meals, plus a separate media/rumpus room.
- 12x Commercial Hikvision cameras, sensed floodlights/downlights, and a fire-resistant safe for ultimate peace of mind
- Backyard MSF Sports PRO tiles (Lakers logo), MegaSlam 60" glass backboard hoop, and Gailex rebounding system.
- Luxe kitchen: Caesarstone benches, 900mm gas cooker, ROBHAM rangehood, dishwasher

The home's elevated position blesses its occupants with panoramic district views and welcome breezes through the warmer months. The spacious master retreat gets the 5-star treatment here, having a

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FOR SALE

Please Call

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 **LJ Hooker**

newly timber-decked balcony all to itself, in addition to an opulent ensuite with expansive wall tiling, twin basins in a floating vanity, a spa bath for luxuriously long soaks, and a shower.

Elsewhere, there are up to 4 more bedrooms (or 3 + a study if needed), and these are well-serviced by a second full bathroom and a handy powder room. Equally, there is a generous complement of social spaces to provide a household of this size with room to revel together and find sweet retreat.

Downstairs, polished tiles span a light-filled family/dining area that flows through stacker sliders to the ultimate outdoor retreat. Fitness enthusiasts will marvel at the Matrix Commercial Exercise Station and the professional-grade basketball court. The backyard is designed for family peace of mind, featuring one of the highest grades of synthetic turf available--completely free of chemical emissions and certified safe for children to play on.

The outdoor entertaining patio is equipped for all-weather comfort with high-quality blinds; one fully motorised for ease of use, while the remaining two feature pre-installed GPOs, allowing for motorisation in the future.

The adjacent kitchen is a swish culinary hub with Caesarstone benches, premium appliances, and a window splashback behind its statement gas cooker and rangehood.

Additionally, there is a formal lounge for parents to entertain visitors while the kids play in a separate rumpus or media/games room, or they can head out to the grassy fenced front yard to safely burn off energy.

Beyond the luxury finishes, this residence is engineered for the modern family's evolving needs. The property is fully prepared for the green energy transition with a 3.0 kW solar system and a garage that is already 3-phase EV charger ready. Handyman and hobbyists will gravitate toward the substantial 5.3x4.3m powered shed, which is equipped with its own 3-phase outlet to handle heavy-duty machinery or high-intensity projects.

Maintenance is effortless thanks to integrated gutter screens, sensed lighting, and a 7,500L rainwater tank efficiently plumbed to all toilets. Every detail, from the fire-resistant safe to the recently installed high-efficiency Daikin ducted air conditioning, ensures this home runs as smoothly as it looks.

Every detail, from the fire-resistant safe for your valuables, the 7,500L rain water tank to all toilets, to the recently-installed high-efficiency Daikin ducted air conditioning and multiple ceiling fans including over the alfresco terrace, ensures that the home runs as smoothly as it looks.

The crowning jewel of this incredible residence is its exceptional location. Positioned in one of the most prestige pockets of Eight Mile Plains, you're rewarded with walking distance proximity to parks and playgrounds, city-bound buses and a Satellite Health Centre, while a short drive will get you onto the M1 or M2 in minutes, same with zoned schools (EMP State & Runcorn State High), Westfield Mt Gravatt, Warrigal Square, Runcorn Plaza and the EMP Park n Ride.

Why compromise on anything when you can have it all right here!

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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	B3Z4F4R
Property Type	House
Land Area	608 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Alarm
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank

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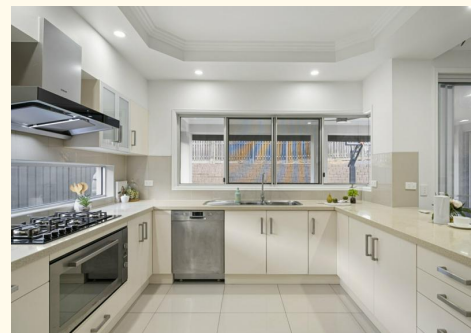
Agent with Zora Liu | alangu@ljhsbh.com.au

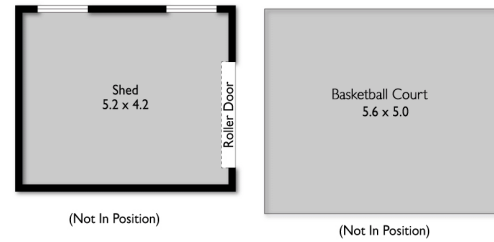
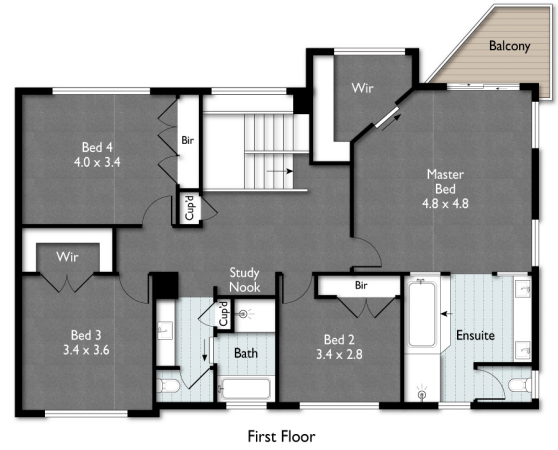
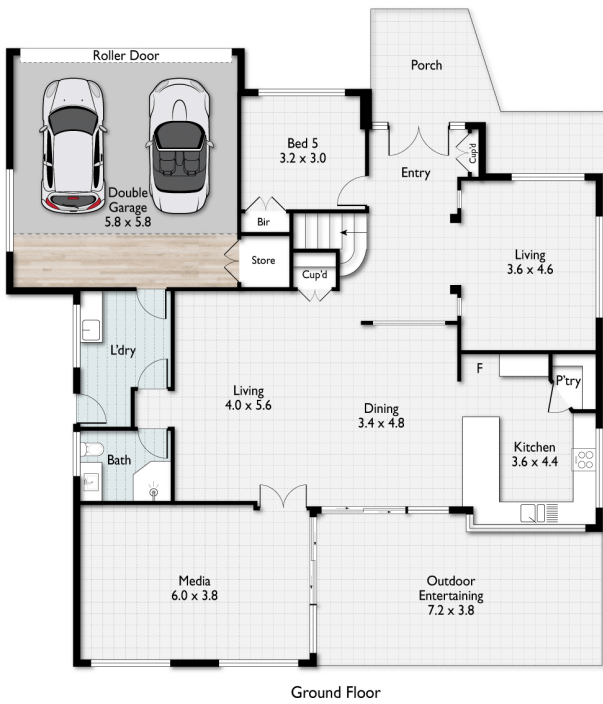
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Scale in meters. Indicative only. Dimensions are approximate.
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