



## Eight Mile Plains, 88 Alan Crescent

SOLD BY ALAN GU, ZORA LIU & LEAH LI

Peace of mind is priceless and this freshly painted designer home offers it in spades with its elevated 'look at me' position behind secure electric driveway gates with pedestrian entry via an intercom system, repeated at the front door.

### Highlights:

- Tiled open plan family/dining beside chic kitchen with gas cooker, WIP, 40mm stone benches
- Timber floors in rumpus & the 4 bedrooms upstairs + the 5th bed/study below
- Upper bedrooms all have spacious WIRs, the master also boasting an ultra-modern ensuite
- Ducted A/C, roller blinds throughout, new LED downlights inside + exterior flood lights
- The Glen Hotel, eateries, childcare and handy bus connections - right around the corner

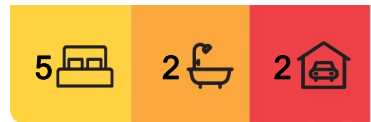
With the lick of fresh paint, the interior of this 2-storey sensation looks better than ever -



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**SOLD**

LJ Hooker Property Partners



**For Sale**  
UNDER CONTRACT BY ALAN&ZORA TEAM

**View**  
[ljhooker.com.au/B2FRF4R](http://ljhooker.com.au/B2FRF4R)

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and the energy-efficient new LED downlights place extra shine on the situation!

The bulk of family-time will be spent within the spacious surrounds of the downstairs rear living hub - a light-filled space thanks to big windows and a screened slider onto a fan-cooled alfresco patio with handy powerpoints.

The gourmet kitchen holds the limelight in here with luxuriously thick stone benchtops resting over contrasting dark cabinetry, a twin sink in the island dining bar, sparkling stainless gas cooker/oven and rangehood, and a large walk in pantry.

The timber underfoot starts at the base of the stairs connecting the floors, running through the rumpus on the landing into 4 big bedrooms - each with an open walk-in robe. The master is elevated by the addition of a swish ensuite with floating vanity and shower, while the family bathroom adds a tub to the mix, with a powder room servicing the lower level.

Rounding out this offering is a big laundry, double remote lock up garage with single roller door to a rear yard where lush lawn is the only thing requiring attention - to date - as you could explore the addition of a sparkling pool (STCA).

As well as the convenience of childcare and tasty treats around the corner, this address also enjoys easy proximity by car to Warrigal Rd State School, Runcorn Plaza/Warrigal Square (4 minutes), Runcorn State High (5) and 7 to jump on the M1 or drop the wheels at the EMP Park n Ride.

Only 20 minutes from town, this is a sensational living solution for the modern family.

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## More About this Property

<b>Property ID</b>	B2FRF4R
<b>Property Type</b>	House
<b>Land Area</b>	543 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Dishwasher Floorboards Secure Parking Fully Fenced Remote Garage

**Alan Gu 0430 376 232**

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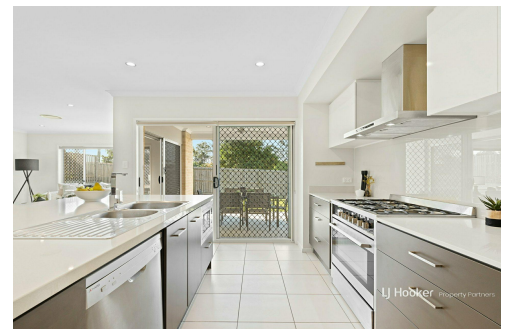
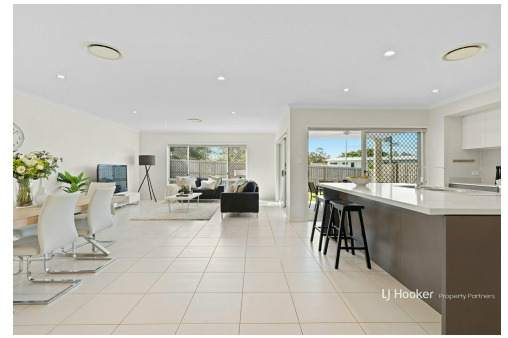
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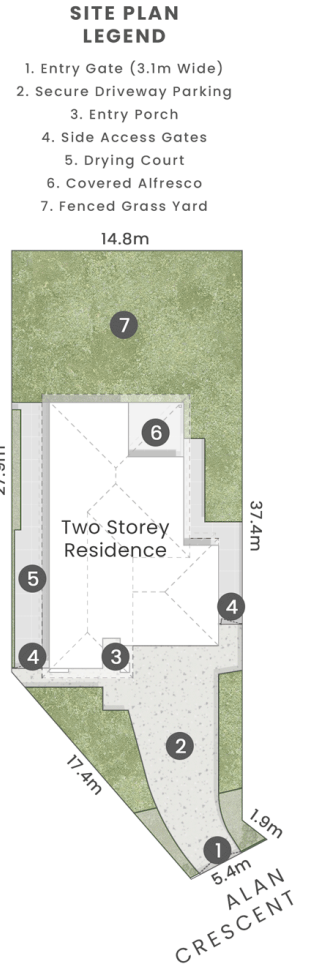
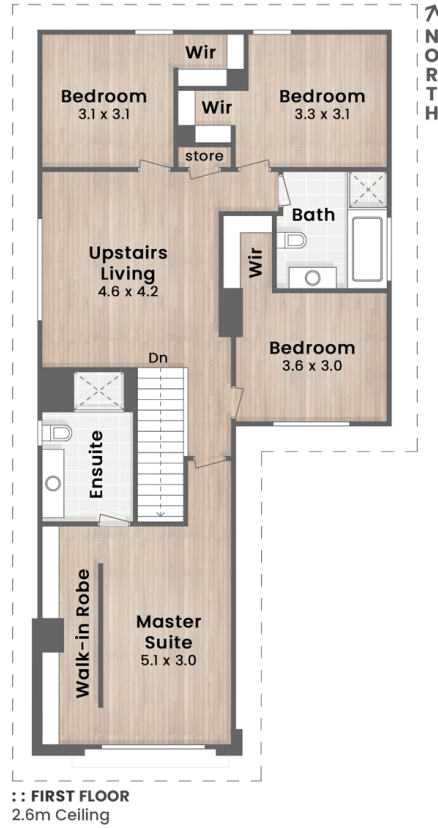
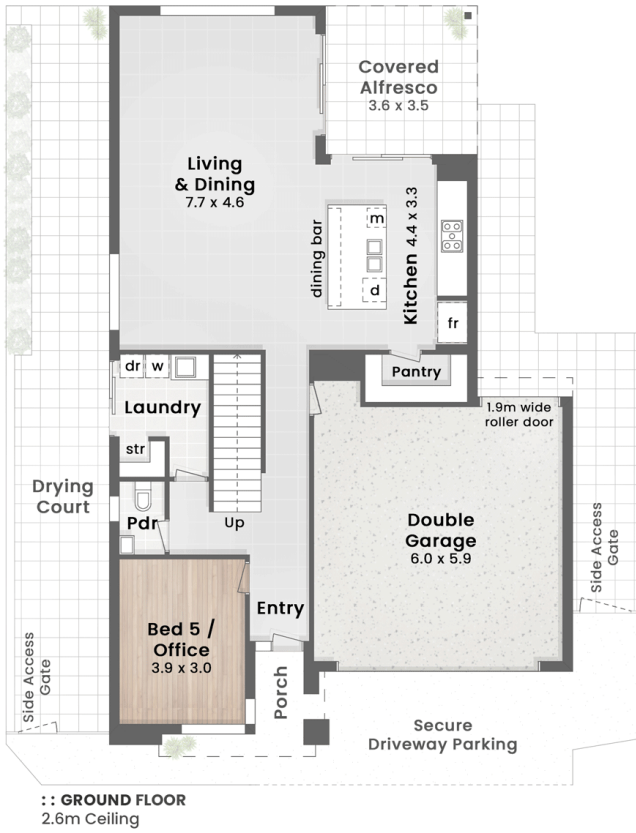
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88 Alan Crescent  
**EIGHT MILE PLAINS**

Internal 251m<sup>2</sup> | Alfresco & Porch 17m<sup>2</sup> | Total 268m<sup>2</sup>

543m<sup>2</sup> 5 Bed 2 Bath + Powder 2 Car + Secure Off-Street

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**pdc.**

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