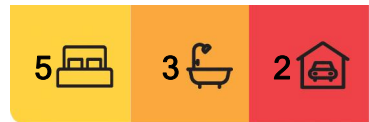


Eight Mile Plains, 88 Blue Grass Crescent

SOLD BY ZORA LIU, ALAN GU & LEAH LI



Sporting a fresh coat of paint on its solar-panelled roof, new energy-saving LED lights, and a revamped laundry, this massive 5-bedroom residence is the perfect property for a medium to large-size family looking to move into a friendly neighbourhood close to a swag of local amenities.

Highlights:

- Prized No.88 address on the high side of one of the top streets in Eight Mile Plains
- A fully-fenced, big, flat block with 20m frontage and future pool potential out back (STCA)
- Upstairs: 4 carpeted bedrooms + a study and a full bathroom with spa bath
- Lower: formal lounge & dining rooms, family living, kitchen, bedroom, bathroom, laundry
- Multiple reverse-cycle split-system A/C units for all-season climate-control; new toilets

This classic two-storey property with a security alarm boasts a family-friendly layout that places the majority of the social spaces on the lower level, and the bulk of the



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For Sale
Please Call

View
ljhooker.com.au/B1W5F4R

Contact
Alan Gu
0430 376 232
alangu@ljhsbh.com.au

Leah Li
0466 999 258
leahli@ljhpp.com.au

LJ Hooker Property Partners
07 3344 0288

accommodations up top.

Downstairs is home to a massive central kitchen with a dishwasher, dual sink, wall-mounted oven, electric cooker, rangehood, and abundant moulded timber joinery. Surrounding this culinary creative space is a tiled casual family living and meals area, along with a tiled dining room and a more formal, carpeted lounge with an office nook. Elsewhere is the revamped laundry with a new double trough, a bedroom, and full bathroom with both a shower and tub.

Upstairs, a small sitting room awaits on the landing branching into a designated study, four carpeted bedrooms with built-in robes, including the large master with its own ensuite, and a third bathroom with a super-soaking corner spa bath.

Out back, a covered alfresco entertaining patio overlooks a fully fenced, well-maintained yard with a big expanse of lush lawn that kids and pets will love as is, or which could be the site for a potential pool down the track (STCA). Two sheds offer storage for garden tool, bikes, and other leisure gear.

Out front, a paved driveway leads through ornate security gates to a double carport and then the remote-controlled double garage, providing loads of safe off-street parking. Next to this is a paved pedestrian path through a separate front gate up to the porch and main entry.

Positioned in what's widely known as the Wishart Outlook area of Eight Mile Plains, this super property is only 16 minutes from the heart of Brisbane and a short stroll to the leafy parklands running along Bulimba Creek as well as bus stops for the 161. Lucky number 88 also rewards you with a swift drive to Rochedale Village (4 minutes), Westfield Mt Gravatt (6), Rochedale State/State High Schools (8), Sunnybank Plaza (12), and access to the Gateway, the M2, or M3 for trips to the airport, city, Gold and Sunshine Coasts.

Big, growing families need lots of space and this one is ready to welcome you and your tribe!

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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



LJ Hooker Property Partners
07 3344 0288

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More About this Property

Property ID	B1W5F4R
Property Type	House
Land Area	680 m ²
Including	Ensuite Study Air Conditioning Toilets (3) Alarm Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

Alan Gu 0430 376 232

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

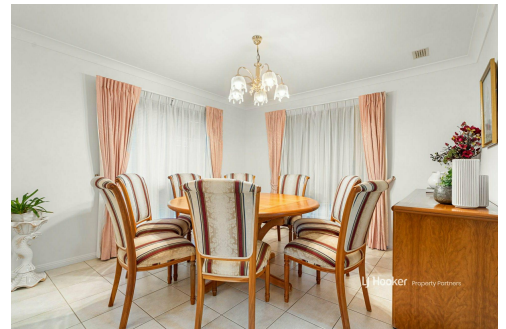
Leah Li 0466 999 258

Sales Associate to Alan Gu | leahli@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

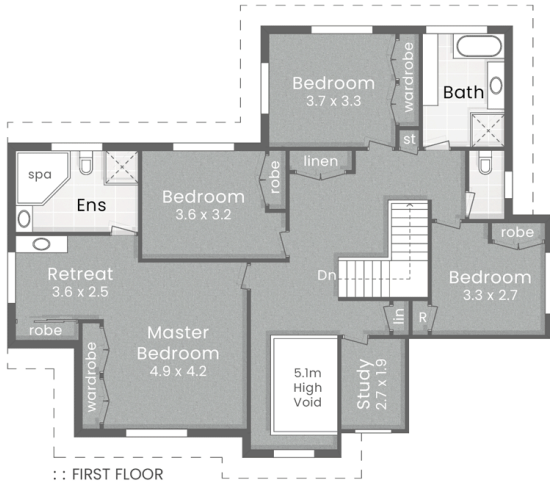
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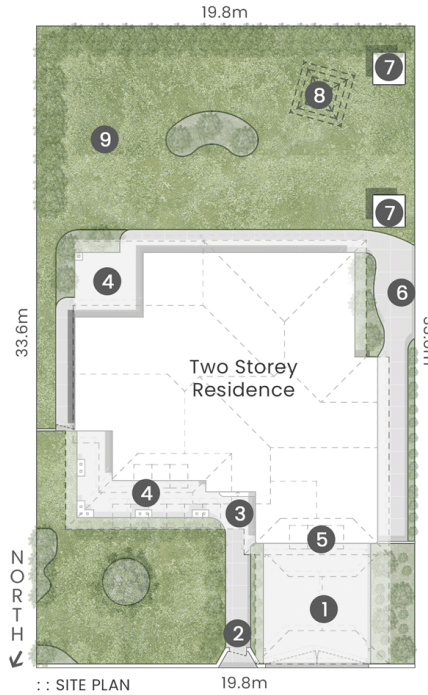
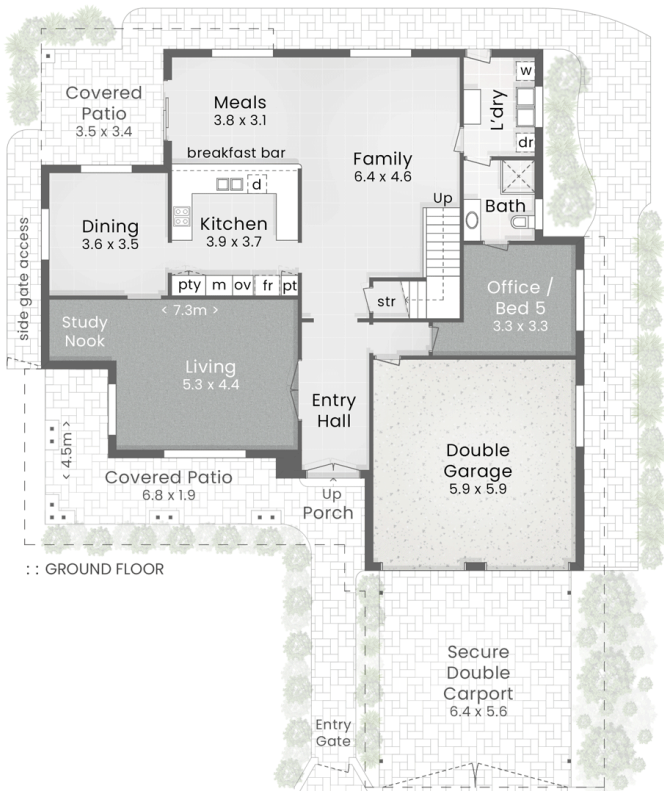
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LEGEND

- 1. Secure Double Carport
- 2. Entry Gate | 3. Entry Porch
- 4. Covered Patios | 5. PV Solar Panels
- 6. Drying Court | 7. Garden Sheds
- 8. Hills Hoist | 9. Fenced Grass Yard



BLUE GRASS CRESCENT

**88 Blue Grass Crescent
EIGHT MILE PLAINS**

- 680m²
- 5 Bed + Study
- 3 Bath
- 4 Car

Internal 322m²
Patio & Porch 34m²
Carport 37m²
Total 393m²

pdc.

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