



11/538 Warrigal Road, Eight Mile Plains

## Private, Renovated Townhouse Moments from Transport & Shopping

Beautifully refreshed and perfectly positioned, this spacious two-storey townhouse offers stylish low-maintenance living in one of Eight Mile Plains' most convenient pockets. Positioned on a quiet side block within a secure resort-style complex, the home combines generous proportions, modern updates, and exceptional access to transport, shopping, schools, and dining. Begin your mornings with a sun-drenched district view from your master suite, spend your evenings in a home that feels as fresh as the day it was built.

### Highlights:

- Beautifully refreshed two-storey townhouse in a private side-block position
- One of the largest downstairs living footprints in the complex with fresh internal paint, new carpets, tinted windows, and modern flooring throughout.
- Newly updated chef's kitchen equipped with brand-new rangehood, dishwasher, cooktop, and oven, complemented by stylish new LED downlighting.
- Three generous bedrooms all featuring built-in robes, new ceiling

3  2  2 

### FOR SALE

Best Offers By 22 June at 4pm

### VIEW

Sat 13th Jun @ 10:00AM - 10:30AM

### AGENTS

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

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

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- fans, and custom blinds
- Master suite with private ensuite, split-system air conditioning, and elevated district views of Sunnybank and Mount Gravatt
- Low-maintenance outdoor entertaining area and fully fenced backyard, set within a secure complex boasting an inground pool, BBQ area, and 24-hour monitored CCTV.
- Prime Eight Mile Plains location within the Warrigal Road State School catchment right next to great childcare; 100m walk to city buses and minutes from Warrigal Square, Sunnybank Plaza, Market Square, and the hospital.

From the moment you cross the threshold, the vibrant energy of the brand-new interiors takes hold, featuring crisp new paint, sleek modern flooring, and the soft touch of plush new carpets that lead you through one of the most expansive downstairs living areas in the entire community.

Situated on a rare side block with only one neighbour, you can enjoy your morning coffee in a quiet, serene back yard before heading out for the day. The vacant block beside this home is enveloped by large trees and acts as a great play area for the kids, or families who want to venture outside. More than just a typical townhouse, this is an invitation to a lifestyle of ultimate convenience with nothing left to do other than move in.

The heartbeat of the home is the open-plan living and dining sanctuary, illuminated by chic new LED downlights that highlight the spaciousness of the ground floor. The well-appointed kitchen has been beautifully renovated with a new sink, dishwasher, cooktop and rangehood plus ample storage flowing seamlessly into the open-plan living and dining area. Practicality meets luxury here, with a convenient extra toilet downstairs and a seamless transition to your private outdoor entertaining area and low-maintenance garden.

Retreating upstairs, the layout reveals a clever use of space designed for the modern family or professional. Three generous bedrooms with built-in robes providing the perfect quiet zone for rest and relaxation. The master bedroom serves as a true sanctuary, complete with a private ensuite and those stunning elevated views.

Other features:

- Custom made-to-measure blinds and tinted windows throughout
- Installed termite barrier
- Single garage with extra parking for family and visitors close by

The surrounding community acts as an extension of your own backyard, offering resort-style perks like a sparkling inground pool and a dedicated BBQ area for social Sundays. Security is paramount, with 24-hour monitored CCTV providing constant peace of mind.

Beyond the gates, the world is at your fingertips; you are a mere 100-metre stroll from high-frequency bus routes 150, 155, and 156, and just a two-minute walk to the bustling Eight Mile Plains Shopping Centre with a convenient side gate access from inside.

For more dining and retail options, Warrigal Square is a short two-minute drive, while Sunnybank Plaza, Market Square, and Runcorn's vibrant hubs are only three minutes away. Entertainment is abundant with cinemas at Sunnybank and Mount Gravatt, plus popular venues like Sunnybank Hotel, The Glen Hotel, and Sunnybank Community Club nearby.

Healthcare access is excellent with Sunnybank Private Hospital, Queen Elizabeth II, and Princess Alexandra Hospitals all close by. Outdoor enthusiasts will appreciate nearby parks, a dedicated dog park, and Sunnybank sporting grounds.

With two bus stops at your doorstep and just three minutes to Eight Mile Plains Bus Exchange, exploring Brisbane City - especially as it gears up for the 2032 Olympics - has never been easier.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

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	B4UMF4R
Property Type	Townhouse
House Size	140 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Pool
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Remote Garage

**Alan Gu 0430 376 232**

Agent with Zora Liu | [alangu@ljhsbh.com.au](mailto:alangu@ljhsbh.com.au)

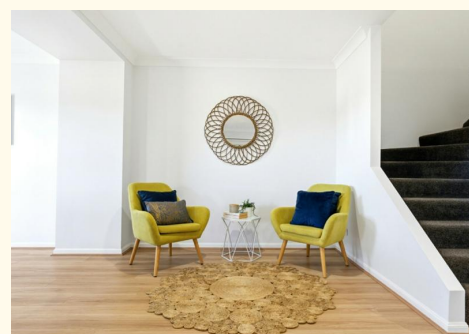
**Leah Li 0466 999 258**

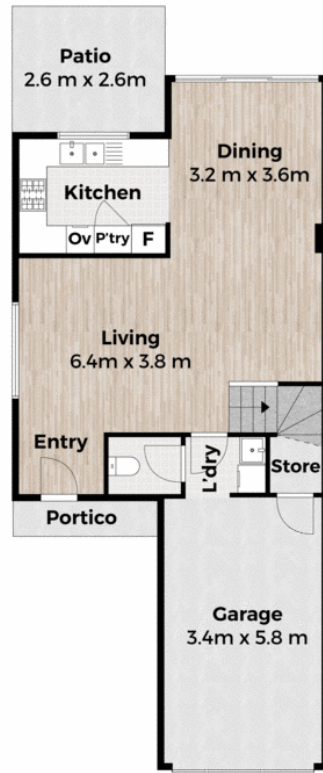
Sales Associate to Alan Gu | [leahli@ljhpp.com.au](mailto:leahli@ljhpp.com.au)

**LJ Hooker Property Partners 07 3344 0288**

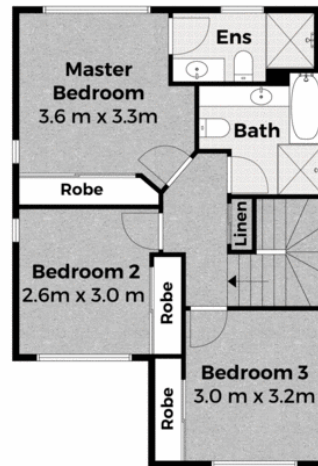
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)





Ground Floor



First Floor

3 2 1 140sqm



Scale in meters. Indicative only. Dimensions are approximate.  
All information contained herein is gathered from sources we believe to be reliable.  
However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.