



## Eight Mile Plains, 23/7 Delonix Place

SOLD BY ZORA LIU, ALAN GU & LEAH LI

Everything about this brilliant two-storey property is up-sized: the versatile floorplan with four massive beds upstairs and a fifth below - all with excellent built-in storage, the above-standard 2.6m ceiling height on both floors, and the spacious 12 sqm outdoor entertaining area overlooking a superbly private and verdant back garden.

### Highlights:

- Designer kitchen with Bosch appliances, sleek stone benches and soft-close cabinetry
- All-season comfort with ducted reverse cycle AC + ceiling fans in every room
- Modern timber flooring through the downstairs social spaces, plush carpet in the bedrooms
- An idyllic north-facing aspect in a complex with low Body Corporate fee
- Walk to Logan Rd buses or a sub-5 drive to Warrigal Sq, EMP State School, Runcorn Plaza



**Disclaimer:** 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.



**For Sale**  
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Townhouses this big aren't in huge supply so this beauty will generate plenty of interest - and justifiably so: its looks match its size in every way!

The main entry sits between a luxuriously large double garage with remote access and the downstairs bedroom with an outlook across the front of the property. Inside, stunning timber floors span the central hallway, running past a fully appointed bathroom and a laundry capable of keeping a large family in clean clothes, into a light-filled combined living, dining and kitchen area.

What a space this is! Positioned to one side, the kitchen entices you to explore its stylish surrounds where abundant cabinetry closes with a gentle touch of the hand, mod cons bear the top-end Bosch brand name - including the dishwasher - and slick matt-black track lighting system shines a spotlight over the stone-topped breakfast bar and surrounding bench tops.

Kept all-season comfortable thanks to ducted A/C throughout the home and ceiling fans, there's also the option to slide open the screened glass doors separating the living/dining area from the covered alfresco entertaining patio and let nature wave its cooling wand! We love too that all the windows and doors in this area have easy-pull up/down blinds that you can draw down as you wish.

If you like to keep things open, you'll quickly appreciate that this property's grassy backyard is incredibly private with perimeter fencing and established garden beds creating a natural buffer from neighbours.

Back inside, a carpeted staircase leads upstairs to four fan and A/C cooled bedrooms. Three have built-in robes and share use of a chic bathroom at the end of the hallway, the toilet conveniently located in another room, while the massive master has a big walk-in wardrobe and a fabulous ensuite with twin basins in a floating vanity with matching mirrors, and a frameless glass, full-height tiled shower enclosure that includes a sumptuous bath. Now, that's luxury living!

From this surprising suburban oasis, walk to the nearest bus stop on Logan Rd in just 7 minutes, or jump in the car and be at Warrigal Square in 3 for grocery shopping, the pharmacy, or a quick eat. For local schooling, Eight Mile Plains State School can be reached in 15 minutes on foot or 4 by car, with Rochedale State High only a 7-minute drive. Wider shopping options can be found at Runcorn Plaza or Underwood Marketplace in 5 minutes or Westfield Mt Gravatt in 12.

One inspection and we know you'll fall in love with this high-end townhouse as fast as we did!

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## More About this Property

<b>Property ID</b>	B1KFF4R
<b>Property Type</b>	Townhouse
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Remote Garage

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MILLERS GROVE 23/7 Delonix Place EIGHT MILE PLAINS

5 Bed 3 Bath 2 Car

Internal 189m<sup>2</sup> | Patio & Porch 16m<sup>2</sup> | Total 205m<sup>2</sup>

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