




37/228 Gaskell Street, Eight Mile Plains

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## Extensively upgraded 3-bed townhouse in a top estate with a pool

Freshly updated and part of a terrific complex with a sparkling community pool and gym facilities, this 3-level townhouse is enjoying a new lease on life and eagerly awaits its next family, couple, savvy single or renters!

### Highlights:

- New carpet, paint, LED lights, fans, blinds & curtains + a new garden shed & garage motor
- Secure single garage with storage + open-air parks for 3 more cars & nearby visitor bays
- 1st floor: durably tiled kitchen/dining/living hub + a combined laundry/powder room
- Dining side opens to grassy fenced backyard, lounge extends onto an open-air tiled balcony
- 2nd floor: 3 carpeted beds, all with BIRs, ensuite off the master + a second full bathroom

Comfortably nestled into its gently sloping block, the property's sleek rendered 3-storey facade makes a strong first impression, and terracotta roof tiles add a touch of European flair! If security is a non-

### FOR SALE

Please Call

### 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

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 **LJ Hooker**

negotiable, you'll be pleased to discover house access is through a quality CrimSafe front door or internally from the garage.

The home's social heart is its tiled mid-level - a well-ventilated space primarily comprising the kitchen/lounge/dining area, with a combined powder room/laundry tucked out of sight. The culinary hub is a quality affair with a brekky bar, electric mod cons (dishwasher included) and timeless timber-look cabinetry finishes - while screened sliders front and back ensure the whole floor can be naturally ventilated, minus any bugs!

- wired to accommodate a wall-mounted TV and soundbar, the fan-cooled lounge extends onto an open-air sun terrace - suitably tiled to manage the elements and offering sweeping views to tree-filled parkland. On the meals' side, there's access onto an intimate alfresco patio overlooking a large, fenced yard with lawn for kids to tumble about on, a rockery garden, veggie patch, clothesline and the new shed.

The top floor sports the plush new carpet from the landing into three good-size bedrooms. All have their own BIRs, some also with AC and fans. The master has a private ensuite with a shower, the other two sharing a second bathroom with a space-savvy shower-over-tub combo.

Residency or tenancy at this well-maintained estate comes with use of an enticing inground swimming pool, partly shaded by a big sail, as well as a gym. You're also rewarded with walking distance proximity to city-bound buses, Warrigal Square/Runcorn Plaza, Warrigal Rd State School and plenty of parks. By car, it's only a short drive to the EMP Park n Ride, Runcorn State High, access onto the M1/M3, Westfield Mt Gravatt and Sunnybank Plaza/Market Square.

With all its space, style, security, and parking, this won't linger long on the market - act fast!

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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 B40FF4R  
Property Type Townhouse  
Including Ensuite  
Air Conditioning  
Toilets (3)  
Pool  
Balcony  
Dishwasher  
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)

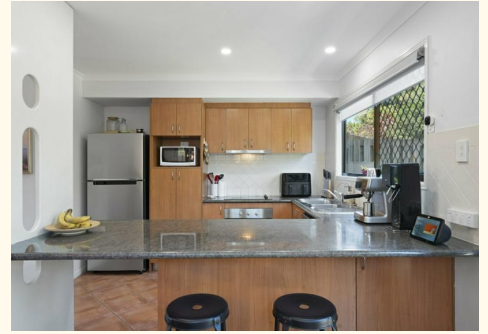
**Leah Li 0466 999 258**

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)





3 2 1 163sqm



Scale in meters. Indicative only. Dimensions are approximate.  
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