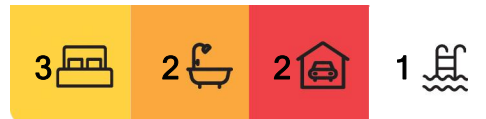


## Eight Mile Plains, 42/37 Slobodian Avenue

SOLD BY ALAN GU, ZORA LIU & LEAH LI



Thanks to a dream location near public transport, parks, shops and schooling from childcare to tertiary, plus the luxe leisure amenities onsite, this exceptional 3-bedroom townhouse will appeal to everyone from owner buyers with young ones to professionals and savvy investors.

### Highlights:

- Premium complex with onsite managers, pool, fully-equipped gym, park & outdoor kitchen
- Tiled combined kitchen/living/dining with Euro appliances, stone benches, 2-pac cabinets
- Study nook + 3 carpeted beds with BIRs above, master also has ensuite with twin vanity
- Main bathroom upstairs has 2-way access, powder room below next to large laundry
- Secure single garage + driveway park, covered rear patio for alfresco entertaining

First impressions count and this property puts its best foot forward from the get-go, but



**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**  
UNDER CONTRACT BY ALAN&ZORA  
TEAM

**View**  
[ljhooker.com.au/B2WXF4R](http://ljhooker.com.au/B2WXF4R)

**Contact**  
**Alan Gu**  
0430 376 232  
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**Leah Li**  
0466 999 258  
leahli@ljhpp.com.au

**LJ Hooker Property Partners**  
07 3344 0288

inside is where it really shines - a credit to the most recent tenants who've treated it like their own, fully enjoying the complexes' array of maintained recreational facilities.

Downstairs is tiled for easy cleaning through these higher-traffic areas. The front entry hall stretches past a large laundry and handy powder room, into a combined kitchen/living/meals area extending through sliders to the lovely patio and a private courtyard garden.

The kitchen is the centrepiece, brimming not only with 2-pac cabinetry, but stone benchtops and a suite of European electric appliances including a dishwasher in the island-style dining bar and an easy-access, wall-mount oven with microwave nook above.

The internal staircase boasts solid timber treads and rails, leading to the carpeted accommodations above and a study nook just off the landing. Each of the 3 queen-size bedrooms has a sliding door robe, the master with a bonus ensuite with twin vanity and roomy shower enclosure.

The main bathroom can be reached from both the landing and one of the other beds, and has a space savvy shower over bath set-up.

The whole townhouse is fully air-conditioned, with ducted heating and cooling, and other value-adds include the secure single garage with extra driveway parking, 2.7m ceilings and discreet covered bin storage out front.

10-minutes on foot will have you jumping on a bus into town from the EMP Park n Ride. By car, everything else is mere minutes: M1 onramp (2 minutes), Rochedale Village and Brisbane Technology Park (4), Rochedale State School (6), Rochedale State High (5), Westfield Mt Gravatt and EMP Shopping Centre (7).

This property is a total catch, so get your offer on the table quick.

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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**  
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## More About this Property

<b>Property ID</b>	B2WXF4R
<b>Property Type</b>	Townhouse
<b>Land Area</b>	135 m2
<b>Including</b>	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Pool Dishwasher Built-in-Robes Secure Parking Remote Garage Water Tank

**Alan Gu 0430 376 232**

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

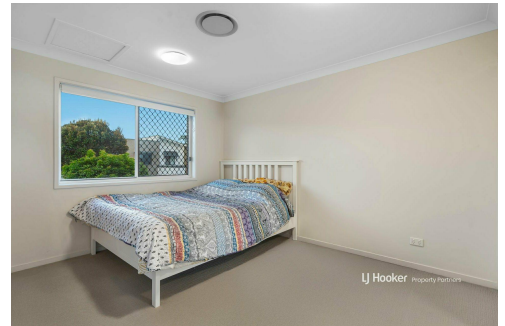
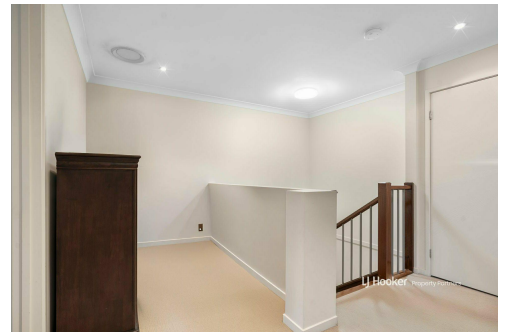
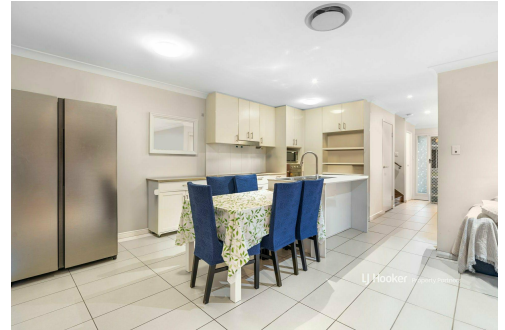
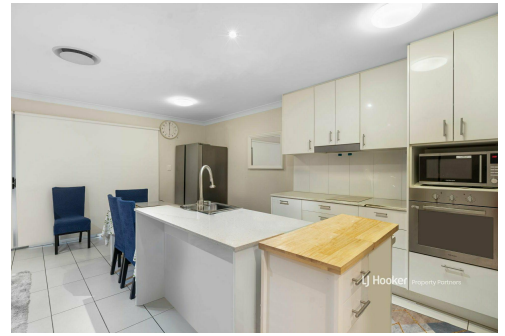
**Leah Li 0466 999 258**

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

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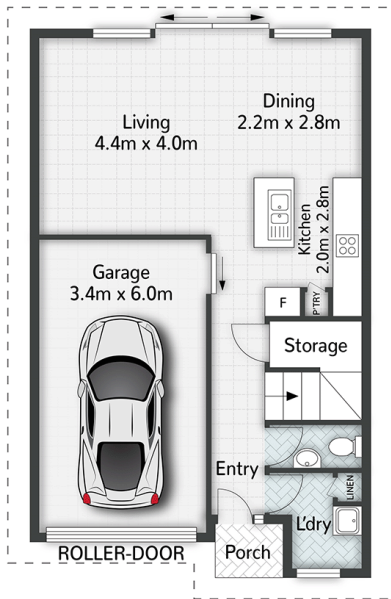


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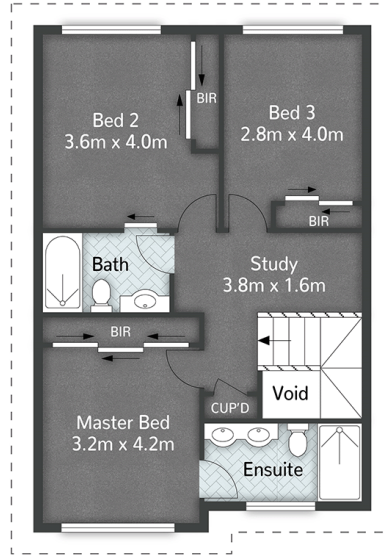
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# LEGEND

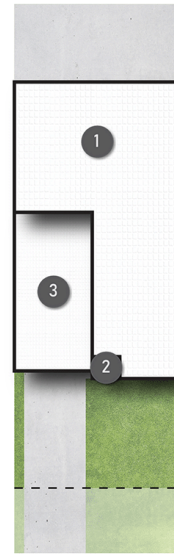
- 1 RESIDENCE
- 2 PORCH
- 3 RESIDENCE



GROUND FLOOR



FIRST FLOOR



Slobodian Avenue



Unit 42/37 Slobodian Avenue **EIGHT MILE PLAINS**

3 | 2 | 1 | 142m<sup>2</sup>

**LJ Hooker** Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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