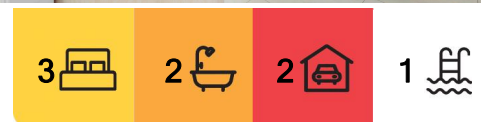


Eight Mile Plains, 43/26 Buckingham Place

SOLD BY ERFAN BABAIE & KOS COMINO



Whether owner or renters, the future occupants of this well-maintained 3-bedroom townhouse can look forward to year-round use of the sensational swimming pool/BBQ/play area that forms the social heart of this secure gated complex.

Highlights:

- Prize corner unit with no neighbours along one side, private paved courtyard garden
- Tiled combined living/dining area with A/C off u-shape kitchen with all the mod cons
- 3 carpeted beds upstairs, all with BIRs, rear master with A/C, ensuite & private balcony
- Full bathroom off upstairs landing, powder room below next to laundry
- Single garage with entry to house + additional park on front drive

The layout here is a familiar one for this style of property, but with extras that make it work particularly well for small families. The tiled lower level is the main social hub, with a combined living/dining area running front to back, and a classic u-shape kitchen beside it.



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
Please Call

View
ljhooker.com.au/B2TFF4R

Contact
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Kosma Comino
0438 365 222
kosmacomino@ljhpp.com.au

LJ Hooker Property Partners
07 3344 0288

The carpeted accommodations are above, with a full bathroom off the landing.

In a clever twist, this kitchen - well-equipped with a dishwasher, electric oven/cooker and rangehood, forgiving black benches and timber look cabinetry finishes - has handy 2-way access. The brekky bar overlooks the dining space with a second opening into a passage leading to the laundry/powder room, the staircase, a doorway into the single garage and back into the air-conditioned lounge. It's a smart set-up that aids traffic flow and makes the place feel more spacious.

All 3 bedrooms upstairs have sliding door BIRs, the master also boasting an ensuite with a shower, a screened slider onto a covered balcony, split-system A/C, and ceiling fan. The balcony overlooks a fenced rear courtyard with stone retaining walls - a space that continues down the side and can be enjoyed in shade from the small alfresco patio off the dining area.

Residency here gets you access to a palm-fringed complex swimming pool and the adjacent covered BBQ/entertaining area and grassy play spaces - all fully maintained for your pleasure!

On the location front, you're zoned for nearby Warrigal Rd State School and Rochedale State High, parks and a local ELC are easy walks, and its quick zips in the car to EMP Park n Ride/Gateway onramp, Bellas Fruit Market, and Westfield Mt Gravatt.

Plan an inspection soon and be ready to bid on this beauty come auction day.

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Desma Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 33 628 090 951 / 21 107 068 020



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More About this Property

Property ID	B2TFF4R
Property Type	Townhouse
Land Area	202 m2
Including	Ensuite Air Conditioning Toilets (3) Pool Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

Erfan Babaie 0481 868 871

Sales Agent to Kos Comino | erfanbabaie@ljhpp.com.au

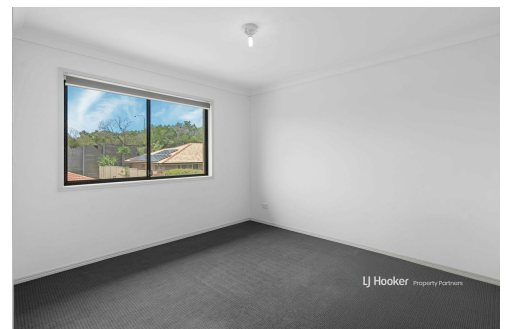
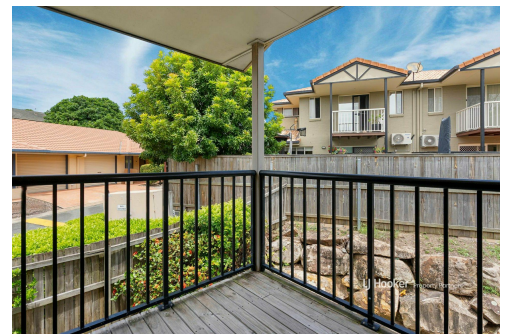
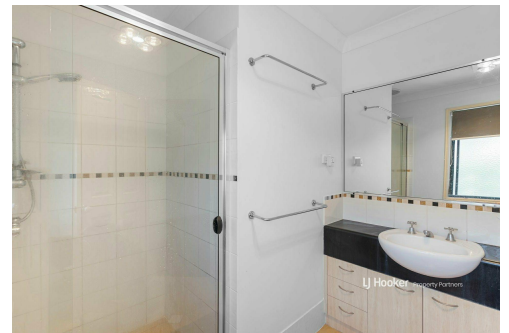
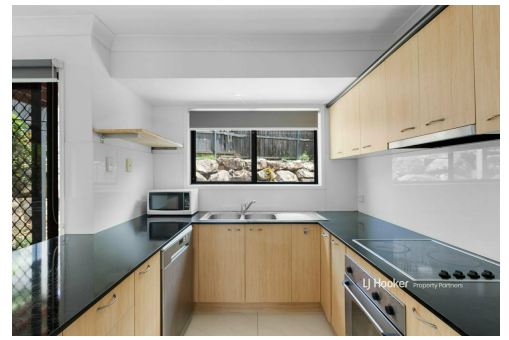
Kosma Comino 0438 365 222

Partner & Agent/Independent Contractor | kosmacomino@ljhpp.com.au

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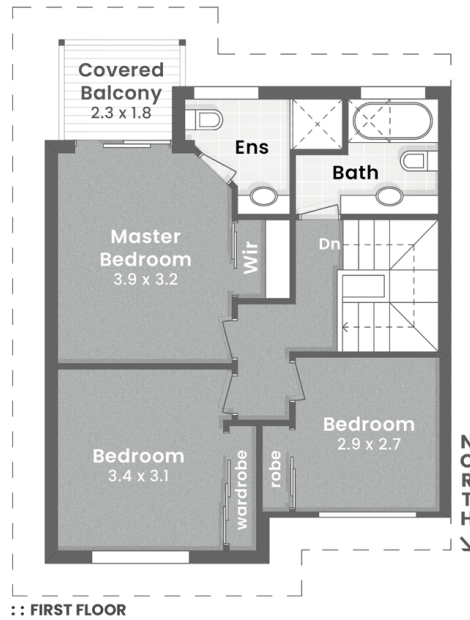
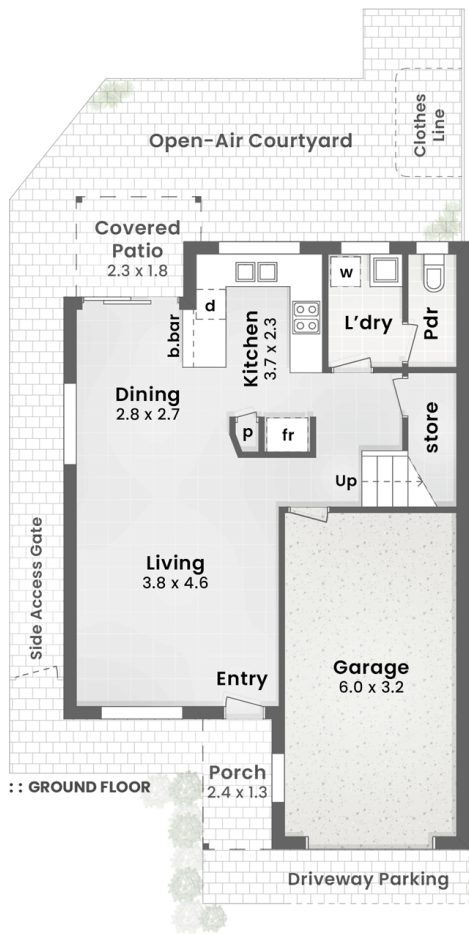
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

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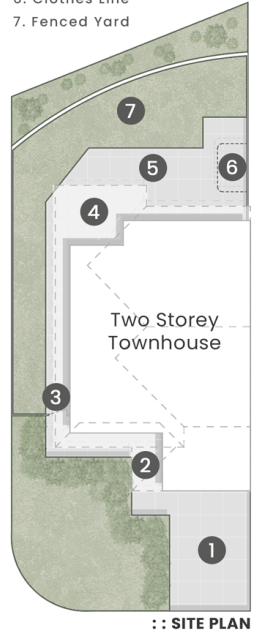
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LEGEND

- 1. Driveway Parking
- 2. Entry Porch
- 3. Side Access Gate
- 4. Covered Patio
- 5. Open-Air Courtyard
- 6. Clothes Line
- 7. Fenced Yard



DRIVEWAY ACCESS TO
BUCKINGHAM PLACE

LJ Hooker
Property Partners

43/26 Buckingham Place

EIGHT MILE PLAINS

Internal 126m² | Patio, Balcony & Porch 11m² | **Total 137m²**



3 Bed



2 Bath + Powder



1 Car + Off-Street

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at puredesignconcepts.com.au

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