



47/538 Warrigal Road, Eight Mile Plains

Your Leafy Retreat in the Heart of Convenience

Beautifully refreshed, wonderfully private and connected to everything you need, this spacious two-storey townhouse takes convenient living to the next level. From its fresh modern interiors and leafy courtyard, to resort-style facilities and an outstanding Eight Mile Plains location, it delivers an easy lifestyle from dawn to dusk.

Top 5 Features at a Glance:

1. Beautifully refreshed two-storey townhouse in a private, secure complex.
2. Generous downstairs floorplan with new timber flooring, fresh paint and stylish new kitchen.
3. Three built-in bedrooms, new LED downlights and serene, low-maintenance courtyard for relaxed outdoor living.
4. Elevated district views plus resort-style complex with sparkling pool, BBQ area and 24-hour monitored CCTV.
5. Superb convenience - walk to buses and shops, with Warrigal Square, Sunnybank and major amenities just minutes away.

In a secure, resort-style complex, this substantial two-storey townhouse offers an impressive sense of space across approximately 140sqm of living. Its private side-block position creates a welcome

3 2 2

FOR SALE

Please Call

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AGENCY

LJ Hooker Property Partners
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feeling of separation, while generous interiors, fresh contemporary updates and a leafy outdoor retreat give the home a relaxed, inviting character.

The newly updated kitchen adds a bold modern edge, pairing matt black cabinetry and fittings with warm timber-toned benchtops for a striking yet cosy finish. Abundant cabinetry, a pantry, dishwasher and generous preparation space make it practical as well as stylish, while its position alongside the dining area helps keep everyone together.

Sliding doors lead outside to a delightful courtyard that feels like a little green escape of its own. Lush established foliage creates an almost rainforest-like backdrop around the low-maintenance entertaining area - a lovely spot to start the morning with coffee, enjoy a quiet afternoon, or unwind at the end of the day. And when you feel like a swim or a social Sunday, the complex features a resort-style inground pool and dedicated BBQ area for year round enjoyment.

Upstairs provides three generous bedrooms with built-in robes. The master additionally enjoys its own ensuite and elevated views towards Sunnybank and Mount Gravatt, while the main bathroom continues the home's calm aesthetic with fresh white finishes complemented by warm timber tones, plus a separate bath and shower. A downstairs toilet, internal laundry, storage and secure single garage add another layer of everyday practicality.

Then there's the location - convenience at its best, with transport, shopping, schools, healthcare and recreation all remarkably close to home:

- ? 100m to high-frequency 150, 155 & 156 bus services
- ? Eight Mile Plains Bus Exchange just minutes away
- ? Easy stroll to Eight Mile Plains Shopping Centre via complex side-gate
- ? 2-minute drive to Warrigal Square
- ? Minutes from Sunnybank Plaza, Market Square and Runcorn's vibrant dining hubs
- ? Within the Warrigal Road State School catchment
- ? Piptree Early Learning childcare nearby
- ? Easy access to Sunnybank Private, QEII Jubilee and Princess Alexandra hospitals
- ? Close to local parks, dedicated dog park and Sunnybank sporting grounds
- ? Cinemas, restaurants, Sunnybank Hotel, The Glen Hotel and Sunnybank Community Club all nearby

Fresh, leafy and incredibly well connected, this is the kind of home that lets you spend less time on upkeep and more time enjoying where you live. Contact Alan, Zora & Leah today and discover just how easy Eight Mile Plains living can be.

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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	B580F4R
Property Type	Townhouse
House Size	140 m2
Including	Study
	Air Conditioning
	Toilets (3)
	Pool
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Remote Garage

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Ground Floor



First Floor



3 2 1 140sqm



Scale in meters. Indicative only. Dimensions are approximate.
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