



71/5 Arkose Street, Eight Mile Plains

Everything New Inside and Everything Close Outside: Refreshed 3-Bed Townhouse in the Heart of Eight Mile Plains

Wake to district views, cook in a freshly new kitchen and finish the day at your own built-in barbecue: this refreshed three-bedroom townhouse sits on a quiet side block of a secure pool complex, a short stroll from everything you could need.

Highlights:

- Side gate to Eight Mile Plains Shopping Centre, 100m to bus routes 150, 155 & 156
- Warrigal Road State School catchment, childcare next door, parks & a dog park nearby
- Minutes to Warrigal Square, Sunnybank Plaza, Market Square, cinemas & three hospitals
- New kitchen, timber flooring, carpet, paint, LED downlights & remote ceiling fans
- Walled courtyard with built-in mosaic dining table, barbecue station & water features
- 3 bedrooms with built-in robes & new remote fans, master with

3 2 2

FOR SALE

BEST OFFERS BY 26/10 AT 5:00 PM

VIEW

Sat 17th Oct @ 10:00AM - 10:30AM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- ensuite, plus powder room
- Secure complex with inground pool, barbecue area, monitored CCTV & side gate to shops

The best thing about this address is how little time you spend getting anywhere. From this townhouse you can walk to the shops, the bus and childcare in a couple of minutes, and almost anything else you need is a short drive away.

Start with the side gate. It opens from inside the complex straight towards Eight Mile Plains Shopping Centre, a two-minute walk for groceries, the bakery, a coffee or a last-minute dinner. Two bus stops sit at your doorstep, with high-frequency routes 150, 155 and 156 about 100 metres away, so the car can stay in the garage on workdays. Childcare is right next door, and the home is in the Warrigal Road State School catchment, which keeps the school years simple.

When you want more choices, Warrigal Square is a two-minute drive for Woolworths and a long line-up of restaurants. Sunnybank Plaza, Market Square and Runcorn's busy dining and shopping hubs are only a few minutes further, and there are cinemas and entertainment options at both Sunnybank and Mount Gravatt for a night out. For a meal or a catch-up with friends, there's also Sunnybank Hotel, The Glen Hotel and Sunnybank Community Club nearby.

The practical things are covered too. Sunnybank Private Hospital and Queen Elizabeth II Jubilee Hospital are close, and the Princess Alexandra Hospital is an easy run towards the city. Local parks, a dedicated dog park and the Sunnybank sporting grounds give children, pets and weekend athletes somewhere to burn off energy. And with the Eight Mile Plains bus exchange about three minutes away, getting into Brisbane could hardly be easier.

The home lives up to the address. A new kitchen with dishwasher, new timber flooring, new carpet, fresh paint and LED downlights mean there is nothing to do but move in. The downstairs living and dining area is generously sized and air-conditioned.

Sliding doors open to a private, walled space paved in sandstone, where a built-in table trimmed in cobalt mosaic tiles sits ready for a crowd. Add a barbecue station, palms and bird of paradise in raised beds and two water features, and it feels more like a resort than a townhouse.

Upstairs, new carpet leads to three bedrooms, all with built-in robes and ceiling fans. The master has mirrored robes and its own ensuite, while the main bathroom has a bath and a separate shower, with a linen cupboard close by. Downstairs, a powder room saves guests the trip upstairs.

The remote single garage has internal access through the laundry and is currently carpeted and set up as a study, with a second car space on the driveway and storage under the stairs. Residents share an inground pool and barbecue area, and 24-hour monitored CCTV adds peace of mind.

Walk to almost everything and come home to a townhouse that needs nothing. Contact Alan, Zora, or Leah today.

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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	B5D5F4R
Property Type	Townhouse
Land Area	127 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (3)
	Pool
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Remote Garage

Alan Gu 0430 376 232

Agent with Zora Liu | alangu@ljhsbh.com.au

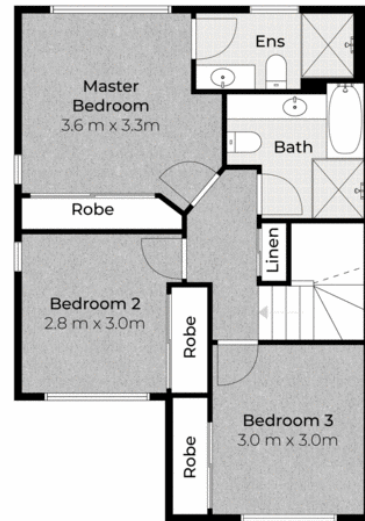
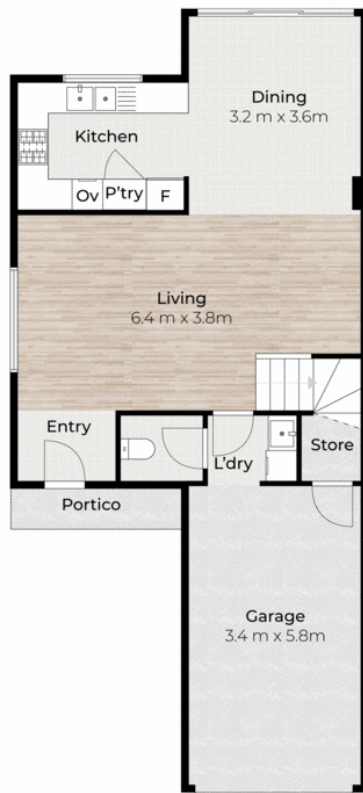
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3 2 1 140sqm



Scale in meters. Indicative only. Dimensions are approximate.
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