



8/25 Buckingham Place, Eight Mile Plains

## Freshly Refreshed, Perfectly Positioned in Gated Enclave

Tucked away in a secure, gated community, 8/25 Buckingham Place offers the perfect blend of low-maintenance living and exceptional connectivity. This beautifully presented lowset brick villa has been meticulously refreshed for its new owners, boasting all-new internal painting and energy-efficient LED downlights throughout. Whether you are a first-home buyer, a downsizer, or a savvy investor, this residence provides a turnkey lifestyle in one of the Southside's most sought-after pockets.

### Highlights:

- Freshly painted lowset villa featuring new LED lighting and a private side-block position with only one neighbor.
- Open-plan, air-conditioned living and dining areas with easy-care tiled floors and a contemporary kitchen with dishwasher.
- Three spacious bedrooms with built-in robes, including a master with ensuite, A/C, and ceiling fan.
- Private fenced courtyard complemented by a powerful 6.66kW solar system and rare parking for up to four cars.
- Secure gated complex with a pool and BBQ area, located walking distance to the Busway and minutes from Westfield Garden City.

Ideally positioned within a highly regarded complex and benefiting

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### FOR SALE

Best Offers

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
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from the rare privacy of only one neighbour, this home is the gold standard for convenience and connectivity. Commuters will appreciate the short 800-metre walk to the Eight Mile Plains Busway, delivering fast, direct access to the Brisbane CBD in approximately 15 minutes, while Brisbane Airport is around a 20-minute drive away and the Gold Coast is reachable in approximately 40 minutes. Families are well catered for with a short drive to Warrigal Road State School and Rochedale State High School, plus the new bus station located on the main road (left side) offering direct public transport access for students travelling to Rochedale State High School. Shopping, dining, and entertainment options are just minutes away at Westfield Mt Gravatt, Sunnybank Plaza, and Market Square, with Griffith University and multiple childcare centres also close by.

Enjoying an ideal northern aspect, the home's inviting living zones encompass a large central lounge and dining area with plenty of room to seat the entire family, and a modern kitchen with a dishwasher and plenty of bench and cabinet space.

Meanwhile, three generous bedrooms have been thoughtfully positioned away from the communal areas for a peaceful retreat while the master suite is complete with its own air conditioning, ceiling fan, and a private ensuite.

A key highlight of the property is how sustainable it is, boasting a massive 6.6kW solar system that drastically reduced your energy costs. Outside, the private, fully-fenced courtyard offers a low-maintenance sanctuary perfect for morning coffee or weekend relaxation.

Furthermore, living at Buckingham Place provides access to premium communal amenities including a sparkling inground pool and a BBQ area, all maintained by great on-site management.

With a single remote garage plus the rare benefit of three additional spaces in front, this villa offers a complete package of style, security, and accessibility.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

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	B3XJF4R
Property Type	Townhouse
Land Area	214 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Intercom
	Pool
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

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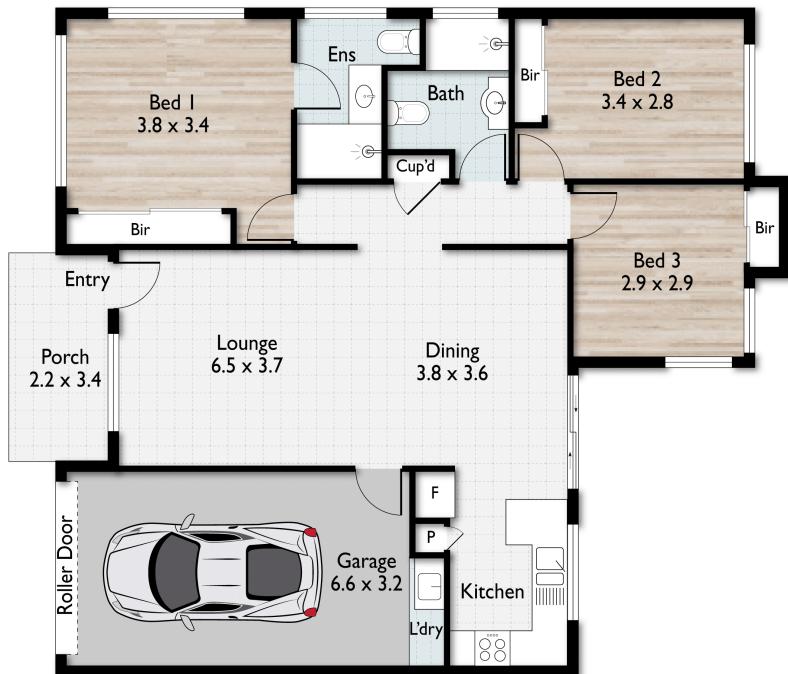
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3 2 1 124sqm

Scale in meters. Indicative only. Dimensions are approximate.

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