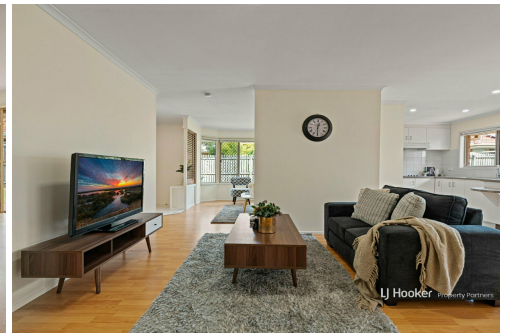
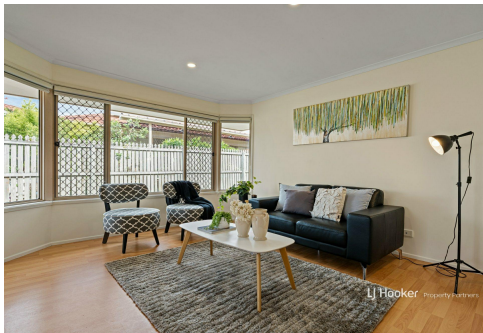




LJ Hooker Property Partners



## Eight Mile Plains, 12/28 Holmead Road

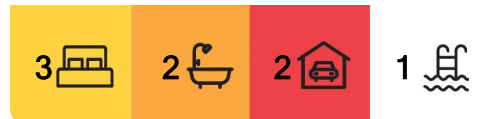
A winning villa in Fortune City Gardens, close to it all!

As easy to live in as it will be to rent out for a solid return, this solid brick lowset villa with a double garage is in a popular gated estate with leisure facilities to guarantee a fun summer!

Highlights:

- Big open-plan dining/lounge/rumpus with A/C beside all-electric kitchen
- 3 beds, 2 with BIRs, master with A/C + walk-through to ensuite, lock-up double garage
- Pet-friendly (subject to approval) gated estate with attractive low Body Corporate (BC)
- Make the most of the part-shaded pool, tennis court, grassy grounds + picnic pergola
- Ace location: bus stop outside complex, 5 minute drive to M1 & Westfield Mt Gravatt

Honey-toned hybrid timber floating floorboards run through all 3 bedrooms, the light-filled combined living/dining/Family room area that embraces the tiled kitchen.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2KCF4R](http://ljhooker.com.au/B2KCF4R)

**Contact**  
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**LJ Hooker Property Partners**  
07 3344 0288

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A split system A/C unit keeps this busy all-in-one social space comfortable year round, and there's the option for natural ventilation by opening the screened slider that extends onto a paved patio beside a mow-and-go sizeable fenced rear yard - perfect for little kids to play on or a small pet to get some exercise (subject to BC consent).

Like the family room, the master bedroom is bathed in natural light through a big bay window alcove; it also has its own A/C unit, and a roomy walk-through robe with hanging racks and shelving that flows into an ensuite with a spacious shower enclosure.

The other 2 bedrooms each have a built-in robe and share a main bathroom with a shower-over-tub set-up, the toilet outside opposite a double door linen closet.

At the back of the double garage are laundry facilities and a storage unit.

Zoned for Upper Mt Gravatt State School and MacGregor State High, both about an 8 minute drive, this villa will make a great base for a young family, as much as it will be a rewarding rental for investors or an easy to manage downsizer with the perks of fully managed recreational facilities.

Whichever buyer group you fall into, don't let this one get snapped up by the bidder beside you!

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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**  
**07 3344 0288**

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## More About this Property

<b>Property ID</b>	B2KCF4R
<b>Property Type</b>	Villa
<b>Land Area</b>	335 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Pool Tennis Court Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Alan Gu 0430 376 232**

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

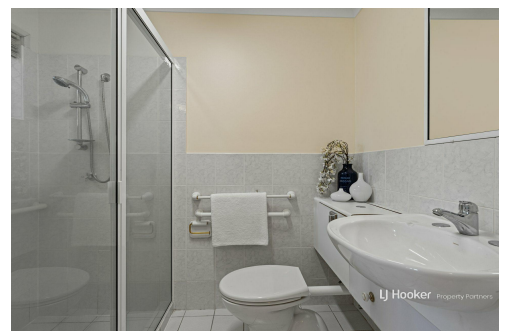
**Leah Li 0466 999 258**

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12/28  
Holmead Road  
**EIGHT MILE PLAINS**

 3 Bed

 2 Bath

 2 Car

Internal 150m<sup>2</sup>

Patio & Porch 27m<sup>2</sup>

**Total 177m<sup>2</sup>**

**pdc.**

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