

**1 Slobodian Avenue, Eight Mile Plains, Qld 4113**



**House For Sale**

Tuesday, 9 April 2024

1 Slobodian Avenue, Eight Mile Plains, Qld 4113

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 615 m2**

**Type: House**



Ling Li

0403192378



Peter Florentzos

0414311526

## Auction

Blurring the lines between indoors and out, with two expansive banks of glass sliders extending an impressive ground floor living zone onto impeccably landscaped private gardens, this fully rendered, two-storey abode sets the benchmark for luxury southside living. Highlights:- Massive open-plan lower living with a family room, meals/sitting area, and dining room- Huge centrally located chef's kitchen with designer fixtures, fittings and finishes - 5 luxe bedrooms (4 up, 1 down) serviced by 3 exquisite bathrooms (2 up, 1 down)- Lofty 2.75m ceiling heights throughout, large format floor tiles & chic hybrid flooring- Ducted heating/cooling and a substantial solar panel set-up Enjoying a commanding position on a corner block at the gateway to a low-traffic, no-through section of Slododian Avenue, this 2020-built home makes a powerful first impression with its sleek linear façade and manicured lawns on either side of secure fencing incorporating a monitored pedestrian gate and electric slider to the double garage. Dual timber framed doors provide a grand entrance into the home's free-flowing ground floor where a stunning designer kitchen is the centrepiece of multiple inter-connected living and dining areas. Whether you're enjoying a movie with the kids in the family room, taking some quiet time out with a book in the sitting area, or hosting a feast with friends at the dining table, every space has the option to be bathed in natural light, or not, through an abundance of full-height windows fitted with sheer and block-out curtains. In the kitchen and its adjoining dining room, feature lighting provides a focal point - with a glistening chandelier over the main table and a trio of pendants over the island dining bar, set within a timber-paneled bulkhead. Cooking will be a delight in this exceptional kitchen where quality appliances, including a Miele dishwasher and wall-mounted ovens, and a Robam gas cooker with statement rangehood, rest within smooth, handle-free joinery flowing over gorgeous stone bench tops. The walk-in pantry is lush too. Both the family living area and dining room extend seamlessly out through stacked sliders onto a spacious alfresco patio - fan-cooled, illuminated, and fully covered for all-season entertaining. This tranquil space is the spot to while away the weekend, watching the kids at play under the shade of swaying palms over trimmed lawns. Elsewhere on the lower level is a bedroom with an adjoining full bathroom, which could work wonderfully as a guest wing. The rest of the accommodations are upstairs. To reach the first floor, wander up a floating staircase with a glass balustrade beneath the glow of a cluster of cascading spheres in the stunning pendant light high above. In addition to the open living area at the top of the landing, this level offers four bedrooms, the master with a walk-in robe and ensuite - and a full bathroom servicing the rest. All three bathrooms in this home boast floor-to-ceiling tiling and stunning basins within floating vanities. The two main bathrooms on each level also have tempting freestanding bathtubs. To cap it all off, this beautiful home is conveniently located in a well-serviced pocket of Eight Mile Plains where every southside amenity is at your fingertips - from top local schools and university campuses to vibrant shopping and entertainment precincts, food meccas, and city-bound public transport networks. If you deserve the best, it's right here, contact Ling Li and Peter Florentzos today to find out how to secure your viewing. AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020 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.