

**11 Bowers Street, Eight Mile Plains, Qld 4113**



**House For Sale**

Tuesday, 12 March 2024

**11 Bowers Street, Eight Mile Plains, Qld 4113**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## Auction

11 BOWERS STREET, EIGHT MILE PLAINS Not all homes are created equal, and this one is certainly stepping things up! A phenomenal single level home that has all the finishes you'd expect to find in a new - build, this home is ready and waiting for you its new owners to claim it. With room for everyone, this residence is illuminated by natural light, and complimented by high ceilings and richly toned timber floors. Like a warm hug, this home creates family togetherness with open plan living interconnecting the kitchen, meals, dining, and family zones. For times when you want to relax and unwind there is a private media room providing a sense of space and solitude and not forgetting the needs of the younger members of the family, there is a retreat aptly sized for a children's playroom and a dedicated study to support lifetime learning. Set apart, the master suite is king-sized and calming. Having an ensuite and walk-in-robe, the master exudes a feeling of opulence and is perfectly appointed for parents to rest and unwind in after a busy day running after the family. Avoiding disagreement, the remaining three bedrooms are similarly sized and all very comfortably appointed to ensure restful slumber is had by all. With exemplary style, the kitchen displays a minimal, unobtrusive modernity. With a kitchen island splaying across the width of the kitchen, there is a breakfast bar and waterfall stone countertop. Masterfully considered, there is upper and lower cabinetry prevailing without detracting from the clean lines and not stopping there, quality appliances have been considered and plumbed refrigerator services. Complimenting this beautiful home the yard is fully fenced, making for privacy and security; ideal for families with children and pets and across the street is Levington Road Park making an ideal location to ensure you have ample greenspace and you won't be built-in. Offering a level of detail unlike any other, it is worthy to consider what you can expect:

- Immaculately presented, large family lowset home nestled in the acclaimed Levington Estate on a generous 600sqm corner allotment
- 4 generously sized bedrooms (master with ensuite and WIR and additional with BIR)
- 2 bathrooms - main with separate powder room
- Double lock up garage + additional parking behind fencing
- Ducted air-conditioning with individual zone on/off function
- Capacious living with multi-zoned floor plan - study, media, living, dining, meals and retreat
- High ceilings and richly toned timber floors throughout
- Crimsafe security screens throughout
- Concrete fencing with solar power gated entrance - only 2 years old

Immerse yourself in a thriving community, honouring the natural beauty of the area with the lush Levington Road Park across the street! Promoting a lifetime of convenience, you are ideally situated to take advantage of local amenities including:

- 17-minutes to Brisbane's CBD
- Direct access to nearby M1 Motorway, Gateway Motorway and Logan Motorway
- In catchment for Eight Mile Plains State Primary School and Runcorn State High School + a plethora of independent and private schools in proximity
- Your choice of childcare facilities in vicinity
- World class shopping and dining destinations on your doorstep
- 9-minutes to Westfield Mount Gravatt
- 5-minutes to Warrigal Road Shops
- 10-minutes to Sunnybank's renowned shopping and dining precinct
- Garden City Busway & Eight Mile Plains Busway
- Eight Mile Plains Satellite Hospital - opening in 2024

Set to go to auction, this home will sizzle with the attention it will draw. Avoiding protracted build times, budget blow outs and inconveniences associated with renovating, this home just makes sense and we encourage you to join us at one of our open homes so you can experience what dreams are made of. Contact Aaron Liu today on 0424 975 836. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.