

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



**House For Sale**

Friday, 19 April 2024

11 Gwandalan Street, Eight Mile Plains, Qld 4113

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 630 m2**

**Type: House**



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## Auction

AUCTION ONSITE: 11TH MAY 2024 at 12:30PM Set down roots or invest; the possibilities are endless! Welcome to 11 Gwandalan Street, Eight Mile Plains, proudly brought to you by John Heng and JJ Macalino and their team at Ray White Robertson. Ready to move in today, tenant it tomorrow, renovate and design your dream home, redevelop the block and build your forever home (STCA) or capitalise on this perfect location, you can't lose! It's a golden opportunity for growing families, investors and home builders alike. This two-storey, solid brick home in the heart of Eight Mile Plains' greenspace corridor will impress all who inspect. A house you can grow into and live in for years to come, there is an understated charm and the freshly repainted interior is sure to go with any décor. Family focused with four large bedrooms, there is room for everyone. The master is located downstairs adding privacy for the adults and is complete with a built-in-robe, ensuite, air-conditioning and a ceiling fan for year-round comfort. The remaining three generously sized bedrooms are upstairs and are serviced by the main bathroom with separate water closet. Downstairs, a spacious, modern kitchen awaits with plenty of cupboard space and a breakfast bar making this an ideal space where preparing meals will be a pleasure and entertaining laidback. Brimming with living areas, you have space to spread your wings with a family room, dining room, living room and a multi-purpose room. Privacy is yours in the fully fenced backyard. With a large paved outdoor area ready for casual entertaining and low maintenance gardens, this is a perfect place to come home to relax. Additionally, this residence features: 630m<sup>2</sup> elevated allotment taking advantage of gentle breezes and sweeping vistas; freshly painted interior throughout; contemporary kitchen and bathrooms in good condition; multi zoned living - living room, multi-purpose, dining, & family room; solar electricity system | solar hot water | security grills and insect screens; sprawling porch & covered alfresco for relaxed entertaining | low maintenance gardens have recently been relandscaped | fenced backyard | garden shed. This area is very popular with families and investors. Its location provides conveniences many will envy and represents a wonderful opportunity to invest in Brisbane's booming property market. Perfectly located on the cusp of Sunnybank's renowned dining precinct, you will enjoy conveniences including: in catchment for Warrigal Road State School where there is a strong ethos for academic excellence & Runcorn State High School, a school with a strong focus on academic development, sporting & instrumental programs, and vocational studies; walking distance to bus stops servicing Brisbane CBD express routes 150 & 155 + Griffith University; Short drive to Griffith University campuses (Mt. Gravatt and Nathan); short drive to MacGregor bus interchange, QEII hospital, & Sunnybank Private Hospital opening in 2024, Eight Mile Plains Satellite Hospital; plethora of shopping and dining opportunities are nearby - Westfield Garden City, Warrigal Road Shops, Sunnybank Plaza, Sunnybank Park Shopping Centres, Market Square and Times Square; easy access to Brisbane's CBD, Brisbane airport, Logan & Gateway Motorways, and M1 & M3 Motorways. With all of this on offer, what's not to love about this family home? But don't just take our word for it, come and take a look for yourself and discover just how impressive this beautiful property is. Contact John Heng or JJ Macalino today. An inspection is a must! Disclaimer: Due to QLD legislation which prohibits a seller or agent from providing a price guide for auction properties, a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide. 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.