

12/101 Bolton Street, Eight Mile Plains, Qld 4113



Townhouse For Sale

Saturday, 4 May 2024

12/101 Bolton Street, Eight Mile Plains, Qld 4113

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 214 m2

Type: Townhouse



George Yang
0488199888



Stan Egawa
0466999300

Best Offers By 27 May 5PM

This residence is all about lifestyle and showcasing this relaxed and convenient way of life is George Yang and his team from Ray White Sunnybank Hills. It's easy to imagine yourself relaxing in your private courtyard, book in hand, drink by your side, overlooking your private tropical landscaped gardens, right? Well, it can be a lifestyle that is not just in your dreams. Snuggled in the small village-like community of Warrigal Pines, this townhouse projects a sense of privacy and exclusivity and is ideally suited to first home buyers, young families, those wanting to downsize and investors alike. With an Intuitive floorplan, the first floor has a focus on day-to-day life with open-plan living and dining, with room for a study nook, laundry and powder room. The kitchen is light and bright with the modern conveniences you expect. Giving you what you want, the indoor and outdoor integration is seamless, opening out upon your covered patio and private sanctuary; a space perfect for families and pets with an adorning landscape and tranquil breezes. Upstairs the layout is spacious and airy with three well-proportioned bedrooms (all with BIR & 2 with A/C) and a two-way family bathroom with a bath and a shower and separate water closet. Living in this private oasis, you will enjoy:

- A townhouse that is neat and tidy and move-in-ready!
- 3 bedrooms - all with BIR, ceiling fans and carpets (Master and bedroom 2 with air-conditioning)
- 3x reverse cycle air-conditioning units + ceiling fans through-out for year-round comfort
- Modern kitchen with electric cooking, rangehood and dishwasher
- Spacious, family sized bathroom with separate toilet and 2-way entry + separate powder room downstairs
- Security screens on windows and doors
- Single lock up garage
- Envious privacy
- Ample visitor parking, gated entry and intercom
- Landscaped tropical gardens and manicured lawns

Making this a revered location, you are:

- 14-min drive to Brisbane's CBD
- Easy stroll to Warrigal Road State School & Runcorn State High School
- 4-min drive to Brisbane Technology Park
- Short drive to Griffith University campuses (Mt. Gravatt and Nathan)
- Convenient walking distance to bus routes
- Short drive to Eight Mile Plains Park and Ride
- Close to many favoured shopping hubs including renowned Westfield Mount Gravatt, Rochedale Shopping Village, Springwood Shopping Mall, Arndale Shopping Centre, and Warrigal Square
- Close to Sunnybank's iconic business, shopping, and dining district
- Quick access to M1, M2 & M3 motorways allowing easy access to north, south, east, and west of Brisbane
- Close to QEII Hospital, Sunnybank Private Hospital, and opening in 2024, Eight Mile Plains Satellite Hospital

This property offers exceptional value for money and will be snapped up quickly. But, don't just take our word for it, come and look for yourself and discover just how impressive this beautiful property is. Contact George Yang today on 0488 199 888. An inspection is a must!

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.