

**16/40 Arcadia Street, Eight Mile Plains, Qld 4113**



**Sold Other**

Saturday, 9 December 2023

16/40 Arcadia Street, Eight Mile Plains, Qld 4113

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Other**



Benny Liu  
0730598600



Michelle Lee  
0730598600

**\$649,000**

Discover the essence of comfortable living in this charming low-set villa situated in the highly sought-after area of Eight Mile Plains. Boasting 3 bedrooms, 2 bathrooms, and 2 car parks, this home provides a spacious and practical layout spanning 147m<sup>2</sup> of living space. Convenience is at your doorstep with proximity to shops, excellent transport links, and quality schools. A rare gem in an unbeatable location, this villa offers the promise of a relaxed lifestyle. Now is the time to seize the opportunity! Step into the heart of this inviting villa, where the living, dining, and kitchen spaces seamlessly come together in a harmonious blend. Abundant natural light fills the room, creating an airy and welcoming atmosphere. The ceiling fan adds a touch of comfort, ensuring an ideal environment for relaxation. The original kitchen, a canvas awaiting your personal touch, offers plenty of storage and bench space. Equipped with a stove, oven, range hood, and dishwasher, this kitchen is ready for both culinary adventures and everyday convenience. Indulge in comfort and style within the three generously sized bedrooms, each adorned with built-in wardrobes, plush carpeting, and ceiling fans for a serene retreat. The master bedroom stands out with the added luxury of an ensuite, providing a private sanctuary within your own home. The main bathroom beckons with its original design, featuring a separate bath and shower for a spa-like experience. Convenience is key with a separate toilet, enhancing the functionality of this well-appointed space. Efficiency meets practicality in the laundry, cleverly tucked away in the garage. Accompanied by a large storage cupboard, this space seamlessly combines form and function, ensuring that your daily tasks are handled with ease. Features:- Swimming Pool- Ceiling fans throughout- Security screens throughout- Double lock up garage with storage- 147m<sup>2</sup> of living space- Private courtyard- Internal Laundry - Pet friendly- Ample storage throughout Immerse yourself in a location that perfectly balances convenience and lifestyle. This villa sits within the coveted school catchment zones of MacGregor State School and Sunnybank State High School, ensuring an excellent educational foundation for your family. For your everyday needs, enjoy the luxury of walking to Bella's Fruit Market, a local gem just a stroll away. Indulge in the variety of shopping experiences nearby, including Sunnybank Market Square, Warrigal Road Square Shopping Centre, and the renowned Westfield Garden City. Commute effortlessly with walking distance to bus stops that seamlessly connect you to Brisbane City. The strategic location also grants easy access to major motorways, linking you to Brisbane City, the Sunshine Coast, Gold Coast, and Brisbane Airport. Your gateway to a well-connected and vibrant lifestyle awaits in this prime Eight Mile Plains locale. Act now to secure a home where every convenience is at your fingertips. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect.