

# 3 Leelaben Place, Eight Mile Plains, Qld 4113



## House For Sale

Friday, 24 May 2024

3 Leelaben Place, Eight Mile Plains, Qld 4113

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 647 m2**

**Type: House**



George Yang  
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Yvonne Zheng  
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## Auction

Auction on-site, 15 June 2024 10:30am Fresh and homely, this opportunity is one not to be missed and welcoming you home is George Yang and his team at Ray White Sunnybank Hills. Ticking the boxes, this is a large two-storey home that is perched on an elevated allotment positioned to take advantage of the neighbourhood favourite, Bordeaux Street Park and will suit growing families. With a floorplan focused on modern family living you can expect generous room sizes and various living areas promoting space for everyone! Downstairs is an inclusive space with a family and meals area, separate dining room and a tranquil lounge room and keeping it simple and calm, upstairs there is a central rumpus for the residents to relax and unwind after a long day. The kitchen is the hub of the home and perfectly poised for family and entertaining with direct access to the meals area, dining room and the alfresco entertaining area. The kitchen is complete with a peninsula breakfast bar, dishwasher, electric cooktop with rangehood and NEFF Pyrolytic oven with slide and hide door. An inset alcove will easily accommodate a family sized refrigerator, and there is a microwave nook that doesn't interrupt the benchtops. Allowing for plenty of storage and counter space, meal preparation and serving will be a pleasure. The carpeted master suite is a serene oasis and nestled at the rear of the residence it gains access to the balcony with sweeping easterly vistas and has an expansive walk-in wardrobe, and ensuite complimenting your needs to have a haven that is all about you. Avoiding any squabbles, the additional bedrooms are generously sized, carpeted, and are complete with a ceiling fan, and built-in robe. Allowing you to reclaim your weekends, the grounds are low maintenance and are the perfect size for backyard shenanigans with room for a trampoline, swing-set and basketball hoop and being fully fenced, it's just another tick in the box for this home. Putting its best foot forward, this residence features:

- 2-storey brick family home on 647m<sup>2</sup> elevated allotment with gentle slope
- 4-large bedrooms - master with ensuite, WIR and balcony
- 3 bathrooms
- Multiple leisure areas including living room, dining room, family room and meals area + rumpus upstairs
- Soft, luxurious colour palette throughout and setting the mood, there are newly installed plush carpets in the restful areas and easy care tiles in the high traffic areas
- 16kW Panasonic ducted air-conditioning | Gree reverse cycle air-conditioning split-system with Wifi (in family room) | ceiling fans throughout
- Freshly painted interior and plantation shutters
- Double lock up garage with additional parking in driveway
- Covered alfresco area, suitably sized for hosting family and friends PLUS balcony at rear of residence with sweeping vistas!
- 6.66kW solar electricity system + 5kW Sungrow Inverter - 18x 370w Canadian Mono Solar Panels with Solar Analytics monitoring software
- Security grills and fly screens on doors and windows
- Low maintenance yard with fully fenced backyard, ideal for children and pets!

Perfectly located on the cusp of Sunnybank's renowned dining precinct, you will enjoy conveniences including:

- In catchment for Warrigal Road State School with a strong ethos for academic excellence & Runcorn State High School, a school with a meticulous focus on academic development, sporting & instrumental programs, and vocational studies
- 18-minutes to Brisbane's CBD via the M3 Motorway
- 14-minutes to Griffith University Nathan Campus
- 16-minutes to Griffith University Mount Gravatt Campus
- World class shopping and dining destinations on your doorstep
- 10-minutes to Westfield Mount Gravatt
- 3-minutes to Warrigal Road Shops
- 9-minutes to Sunnybank's renowned shopping and dining precinct
- Garden City Busway & Eight Mile Plains Busway
- 5-minutes to Garden City Busway
- 8-minutes to Eight Mile Plains Park n Ride
- Eight Mile Plains Satellite Hospital - opening in May 2024
- Brisbane Metro Eight Mile Plains station - commencing from late 2024
- Short stroll to parklands
- Easy access to Brisbane's CBD, Logan Motorway, Gateway Motorway, M1 Motorway and South-east Freeway access

A warm and welcoming residence, this home has had all the hard work done already! Refreshed without losing its charm, this home is ready and awaiting one thing; YOU! Contact George Yang today on 0488 199 888. 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.

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