

40 Alan Crescent, Eight Mile Plains, Qld 4113



House For Sale

Friday, 3 May 2024

40 Alan Crescent, Eight Mile Plains, Qld 4113

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 677 m2

Type: House



Zora Liu Alan Gu
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Auction

Reap the rewards of someone else's hard work and move straight on into this extensively updated air-conditioned four-bedroom lowset that enjoys an elevated position overlooking nothing but tree-filled parkland. Highlights:- Freshly painted roof and interior, new energy-saving LED downlights and oyster lights- All new kitchen with soft close cabinetry, modern appliances, feature tile splashbacks- Stylish hybrid timber floors throughout for durability and easy cleaning- Two renovated bathrooms - including new toilets- New timber-decked covered entertaining area overlooking easy-care grassy fenced yard. Sitting between the dining room and the larger family living space, and with views onto the rear deck area to the private yard, the contemporary new kitchen is the pulsing heart of this quality-built home. White-framed, glass-paneled overheads are a striking feature of its new soft-close cabinetry, with the stylish choice of subway tiles providing a flash of colour against the white benchtops and the decoratively moulded joinery below. The two parallel bench lines house all new appliances including an electric cooker, oven and dishwasher. The adjacent family room opens through sliders onto the newly decked alfresco entertaining area where a lofty roof soars high above ensuring natural airflow is optimised. This is a divine space for enjoying the current grassy rear yard which is a blank canvas for future landscaping efforts or possibly even a pool (STCA). Surrounding this central social zone are four air-conditioned bedrooms; two off the front entry and two at the rear. Each is a generously sized space, but the master is the pick of the bunch with its big views of the backyard, a spacious walk-in wardrobe, and the attractively finished updated ensuite. The second bathroom has also been completely updated and sports swish new wall and floor tiling, chic vanity units, and tapware. Rounding out the floorplan is a dedicated laundry with built-in robes and sliding door access outside. Out front, a paved driveway gently meanders upwards from the street to a remote entry double garage with another set of built-in cupboards for stowing sporting gear, tools, and other maintenance items. There's plenty of off-street parking available on the driveway and you'll discover a bonus storage shed at the side. If access to quality local amenities, like schools, shops, and parks, ranks high on your wish list - you can't go wrong with this location. A short walk will get you to the nearest bus stop, while a sub-5 drive is all it takes to reach zoned schools (Warrigal Road State School, Runcorn State High), Runcorn Plaza and Warrigal Square. Push to 8 and you can be at Westfield Mt Gravatt, the EMP Park n Ride or merging onto the Gateway. For easy-care living in booming Eight Mile Plains, this will be hard to beat! All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries. The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 60 625 175 849 / 21 107 068 020