

**55 Arkose Street, Eight Mile Plains, Qld 4113**

**Sold House**

Wednesday, 23 August 2023



55 Arkose Street, Eight Mile Plains, Qld 4113

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

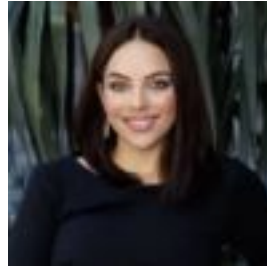
**Area: 613 m2**

**Type: House**



Mitch Schenning

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Angela Steven

## Contact agent

Welcome Home Welcome to 55 Arkose Street, Eight Mile Plains. This inviting property embodies integrated family living, where modern comfort flows in a spaciouly designed floor plan and accompanying outdoor oasis. Flawlessly maintained by its current owners, the single-storey residence sprawls over a vast 613 sqm block, with every inch set up for an unparalleled slice of Queensland alfresco life. This modern abode is your sought-after lifestyle ticket tailor-made for today, offering four bedrooms, countless convenient features, and a coveted location in Brisbane's booming south.

**Indoor Flow** Stepping inside from the undercover entrance, a formal entry sets the stage for what's in store beyond. Directly in front of you sits the first large lounge room featuring hardwood floors and natural light filtering in from the expansive windows. Down the left-hand hall, you have the fourth bedroom, the luxurious master with elegant ensuite, walk-in-wardrobe and air conditioning, and the expansive rumpus ready to be transformed into your ideal recreation space or home office - abundant storage being a handy bonus. Adjoining the lounge is a quaint dining nook that leads directly into the second lounge and open-plan dining and kitchen space, forming the heart of the home to connect and relax in equal measure. This area further opens onto the undercover entertaining patio and BBQ deck for seamless liveability. Heading down the right-hand hall from the entrance live the other two bedrooms with built-ins, the main bathroom with a standalone bathtub and shower, a separate toilet, and a sizeable laundry with outside access to a drying area. This hall joins the main living area, which is also accessible via the front lounge opposite. With modern shutters and blinds, security screens and fresh air conditioning for the warmer months, this turnkey home ensures privacy, security, flexibility, and tranquillity for all under its roof.

**Outdoor Oasis** The beautifully manicured gardens that envelop the house from front to back complement its classic brick charm. Mature palms, colourful succulents in raised beds and a lush lawn make for a sub-tropical experience you enjoy daily. An outback undercover patio that also wraps the right hand side of the house provides an ideal entertaining space with the purpose-built BBQ deck topping off what is sure to become a favourite spot with family and friends - glass fridges, a preparation counter and feature lighting completing the laid-back scene. A double carport off the front driveway and a third designated off-street park alongside the carport makes for easy parking at any time of day. This fully fenced outdoor haven will redefine your idea of home leisure, whether a celebration under the stars or lazy weekends with loved ones.

**Location Amenity** Take advantage of the amenities available in a prime location, offering everyday convenience and a fully connected lifestyle. The proximity to the Gateway Bridge and M1 Highway opens accessibility avenues for travel, while walkable bus stops provide a seamless connection to the Brisbane CBD and surrounds. Retail therapy, entertainment and culinary choices are endless, with Eight Mile Plains Shopping Centre, Warrigal Square, Westfield Garden City and the Sunnybank precinct just a leisurely drive from your front door. Educational excellence awaits within the Warrigal Road State School Catchment area, underscoring the neighbourhood's propensity for holistic living. Here, suburban serenity meets urban vibrancy, creating an unparalleled setting to invest in an exciting new life within the heart of Eight Mile Plains.

**Fast Facts**

- An immaculately presented home offering a host of stylish features and benefits.
- Four bedrooms, two bathrooms, two lounge rooms, large rumpus, and separate laundry.
- Air conditioning, security screens, shutters, and blinds throughout.
- An undercover entertaining patio, BBQ deck and tropical gardens.
- Three off-street parking spaces - two covered.
- Low-maintenance indoor and outdoor living.
- Close to local schools, health services, lifestyle precincts and major shopping centres.
- Proximity to local bus stops, the M1 Highway and Gateway Motorway.

**Auction Details** Date: Saturday 16 September, 10am (unless sold prior) Address: On-site, 55 Arkose Street, Eight Mile Plains, QLD 4113.

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