

**22 Avonlea Place, Eight Mile Plains, Qld 4113**



**House For Sale**

Monday, 8 July 2024

22 Avonlea Place, Eight Mile Plains, Qld 4113

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 746 m2**

**Type: House**



Zora Liu Alan Gu  
0430376232



Leah Li  
0466999258

## Auction

We didn't think this exquisitely appointed, two-storey solar-powered family residence of up to 6 bedrooms could get any better, but it has - coming to market with newly installed ducted A/C for all-season comfort, plush new carpet, and freshly painted, crisp white walls. Highlights:- Elevated 5-star location walking distance to schools, shops, eateries, bus stops, and parks- Multiple interconnected ground-floor social areas (media room, living area & dining room) - Luxe kitchen with dark granite waterfall benchtops, white joinery + huge walk-in pantry - Lofty 2.7m ceiling heights as standard, soaring to 3.4m in the media room- A stunning swimming pool, 4kW solar system, 3-phase power, security cameras Easy to miss, although the secret's out now - this grand abode is tucked behind another house, thus enjoying ultimate privacy from Avonlea Street itself. The long driveway will make a safe practice spot for first-time bike riders in the family, and once the house comes into view it will be love at first sight. A mixed material facade featuring stylish arched elements artfully combines brick and render to create a contemporary aesthetic that will stand the test of time. There's a spacious remote entry double garage at the end of the drive, with a handy workshop/second fridge alcove at the rear, and additional off-street parking (with room to manoeuvre back and forth) out front. Statement glass-panelled double doors make a sweeping entry into a front foyer with decorative recessed ceilings above and stunning large format tiles underfoot. Heading past a spectacular solid timber curved staircase to the upper level, you might need to stop and catch your breath as you take in the grandeur of the ground-floor living areas. All the social spaces on this level are interconnected in some way. At the centre is an incredible kitchen where smooth granite spills down the sides of waterfall benchtops housing sleek white cabinetry and gleaming stainless-steel appliances. A standalone walk-in pantry provides exceptional storage for a home of this size and facilitates flow through a kitchen bound to become the epicentre of activity. The breakfast bar side of the kitchen adjoins a dining area opening into a brilliant media room where already lofty ceilings soar spectacularly to a height of 3.4m! Screened sliding doors from this haven open onto a substantial covered patio - perfect for alfresco feasts with friends. On the other side is the main living area with sumptuous timber floors and tall windows to capture tranquil natural light and views to a front patio overlooking the gorgeous pool. The ceiling angles gently downwards in here to create a cosy sense of intimacy. Next to the lounge is a versatile separate room that could function as a formal dining space, a bedroom, or hobby hub, as required. Elsewhere on the lower level is a full bathroom, the laundry with access to a discrete drying court, and a timber floored study/bedroom with built-in robes off the entrance foyer. Upstairs, four dedicated bedrooms await - 3 with built-in robes sharing the use of a centrally located full bathroom and then the master bedroom - a self-contained retreat from the hustle of work and home life. Along with a deluxe ensuite with a step-up corner spa bath and spacious shower enclosure, there is a welcoming sitting area in front of an expansive built-in robe, perfectly sized for a comfy armchair for quiet reading, a dressing table, or a desk. This beautiful room also opens through glass sliding doors onto a private balcony overlooking the sparkling pool. A 5-minute walk from here will get you to Warrigal Rd State School and no less than 4 parks - for when your kids reach the age of neighbourhood exploration! Other amenities reachable on foot include Runcorn Plaza and Warrigal Square shops (7 minutes) and bus stops along Warrigal Rd for 30-minute commutes to the city. If you need to get further afield under your own steam, it's about a 10-minute drive onto the Gateway. For outstanding quality and a home life unsurpassed, this beautiful residence will not be beaten. 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