

**30 Timaru Crescent, Eight Mile Plains, Qld 4113**



**House For Sale**

Wednesday, 10 April 2024

30 Timaru Crescent, Eight Mile Plains, Qld 4113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 401 m2**

**Type: House**



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## Auction

In-Room Auction: 30th April 2024 From 6:00pm@Ray White Rochedale Office

**Top Features:**

- 4 bedrooms lowset brick family home
- Complementary open-plan living, kitchen, and dining area
- Prime location with easy access to highways and shopping hubs!

Nestled in a highly sought-after pocket of Eight Mile Plains, 30 Timaru Crescent offers a charming 4-bedroom, 1-bathroom lowset brick home tailored for comfort and convenience. Boasting a spacious 401 sqm land area, this property presents an ideal haven for families seeking a cozy retreat. Upon entering the home and through the hallway, you'll be greeted by an expansive open-plan layout seamlessly integrating the living, dining, and kitchen areas. This cohesive design extends effortlessly to the outdoor area, where abundant sunlight bathes the surroundings, fostering a warm and inviting atmosphere. The modern kitchen is equipped with high-quality appliances such as an electric stove, rangehood, dishwasher, and oven, ensuring a delightful culinary experience. The master bedroom, conveniently located near the entrance, offers direct bathroom access, while the fourth bedroom presents a versatile space suitable for various household needs. Enjoy year-round comfort with split system air-conditioning throughout the home, complemented by the energy efficiency of the solar panel system. Step outside to discover a well-maintained backyard featuring a garden shed and patio, perfect for outdoor storage and entertaining. Plus, with a carport and driveway parking spaces, accommodating vehicles is a breeze. Conveniently situated, this property provides easy access to motorways, major roads, schools, hospitals, and shopping centers. Whether you're downsizing, investing, or raising a family, this home ticks all the boxes for modern living.

**Let's Recap:**

- Land size: 401 m<sup>2</sup>
- Expansive open-plan layout
- Modern kitchen with quality appliances: electric stove, rangehood, dishwasher, and oven
- 4 generous sized bedrooms - master bedroom offers direct bathroom access. 4th bedroom can serve as a multipurpose space
- 1 bathroom with bathtub
- Carport with driveway car park spaces
- Garden shed
- Solar panel system with approximately 4 kW capacity
- Split system air-conditioning throughout
- Reverse Osmosis water purifier under kitchen sink
- Rain water tank with plumbing to laundry and toilet

**Location Features:**

- Easy access to Motorways (M1, M3)
- Easy access to Logan Rd and Kessels Rd
- Close to Warrigal Rd Primary State School
- 3.2km to Garden City Shopping Centre
- Short drive to Sunnybank Plaza, Market Square
- 5.9km to QEII Hospital
- 5.7km to Griffith University
- 15km to Brisbane CBD

Contact Benny Liu (0431 420 796), Michelle Lee (0422 880 923) or Aaron Yao (0449 890 317) today for more information and secure your slice of prime location living in Eight Mile Plains. Don't miss out on this exceptional opportunity!

**Disclaimer:** All information contained herein is gathered from sources deemed reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must conduct their own inquiries to verify the accuracy of the details.