

**6 Manara Place, Eight Mile Plains, QLD, 4113**



**House For Sale**

Saturday, 10 August 2024

6 Manara Place, Eight Mile Plains, QLD, 4113

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Irresistible, Architecturally Designed Family Retreat

Auction onsite, 31 Aug 2024 11:30am

A much-loved family home, 6 Manara Place will have your heart with loads of living areas and a family-fit yard ready for the kids to play endless rounds of hide-and-seek. Refusing the conventions of architectural stuffiness, this double brick home has a soul and purpose that can be felt which makes our vendors' choice to downsize even harder.

This home is inspired, unique and makes an exquisite impact. It is here you will be graced with oversized rooms that you simply don't find in modern builds, cathedral ceilings, exposed beams, solid timber columns, skylights that bathe the home in natural light and two mezzanines.

The custom kitchen is the hub of the home and a place where everyone will gather. Thoughtfully designed, this kitchen is undeniably family focused, and offers copious cabinetry, benchtops that go on-and-on, quality Westinghouse appliances, and a kitchen island with dining bar.

Impressively large, this home still has a feeling of cosy contentment and will bring the family together with ease. But in times when everyone needs a little space, we have you covered! With no less than 6 living areas inside, there is certainly space for all and making the most of such space, there is a fabulous opportunity for family games, which will most certainly fill this home with hues of laughter and excitement.

The master suite is set apart from the three other bedrooms and is the ultimate 'Zen zone' with a private atrium accessible through sliding doors and a massive bespoke ensuite featuring high, Oregon Pine ceilings, and robe. Complete with the comforts of air-conditioning, and solid wooden floors, this haven is a perfect sanctuary to relax in.

Outside, space is your freedom! An open-air paved terrace makes a great place to host gatherings or to quietly chill with a good book. Creating connection, the meandering paved path leads to a saltwater inground pool with an elevated lounging area - perfect for a summer siesta! And, not stopping there, lush lawns, mature sub-tropical landscaping, and your own private orchard create a leafy pocket of privacy you will love. With such consideration for how we live in southeast Queensland, the outdoors here are designed for solitude, play and hosting!

Key highlights:

Interior:

- Architecturally designed, double brick family home
- 4 impressively sized bedrooms - master with ensuite, robe, private atrium & air-conditioning
- 2 bathrooms + guest powder room
- Multiple split-system air-conditioning units throughout home
- Whopping 375m<sup>2</sup> floor span!
- Cathedral ceilings | exposed beams | solid timber columns | skylights
- Multiple living areas - open living & lounge with wet bar, study nook, family meals area with adjacent tea closet, sunroom, two separate mezzanines making space for a guest room, rumpus, gym or retreat!
- HUGE laundry | integrated storage throughout home
- Solid timber flooring | pure wool carpets

Exterior:

- 957m<sup>2</sup> fully useable allotment snuggled in a quiet cul-de-sac in an esteemed suburb
- Double lockup garage with remote | additional parking for trailer, boat or caravan
- Fully fenced with side gate access | garden shed | rain water tank | outdoor fireplace
- CCTV | sensor lights
- Solar panels with a 52 cents feed-in tariff
- Summer ready, saltwater inground pool | pool cover | high-canopy shade cover

- Elevated poolside lounging area
- Expansive backyard with tropical landscaping + established orchard with many rare and family favourite fruit trees

Making for a lifetime of convenience, you have everything you could need on your doorstep!

- 16-minutes to Brisbane's CBD
- In catchment for Warrigal Road State School & Runcorn State High School
- Walking distance to bus stops
- Short drive to Griffith University campuses (Mt. Gravatt and Nathan)
- 6-minutes-drive to Eight Mile Plains Satellite Hospital
- Plethora of shopping and dining opportunities are nearby - Warrigal Road Shops, Runcorn Plaza, Westfield Garden City, Sunnybank Plaza, Sunnybank Park Shopping Centres, Market Square and Times Square
- Easy access to Brisbane's CBD, Brisbane airport, Logan & Gateway Motorways, and M1 & M3 Motorways

Sure to leave a lasting impression, this family abode creates a sense of belonging and is nestled in a family friendly neighbourhood, surrounded by great local schools and fantastic amenities. Contact George Yang on 0488 199 888 for further information.

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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