

**26 Alan Crescent, Eight Mile Plains, Qld 4113**



**House For Sale**

Thursday, 16 January 2025

26 Alan Crescent, Eight Mile Plains, Qld 4113

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



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## Auction

With striking angles and a prevailing exterior evoking a sense of dominance, this 2-storey home is a jaw dropper! Distinct and drawing appeal with a soaring street frontage in a coveted enclave, 26 Alan Crescent brings the 'WOW' factor. Offering a multi-functional floorplan that sprawls over two levels, there is room for everyone. Easily adapting to your needs, there are bedrooms on both levels and promoting a lifestyle that surrenders to relaxation, there is a sizeable outdoor living area overlooking a low-maintenance backyard, ensuring you can 'down tools'. Confidently taking pride of place amongst the open-plan living and dining area is the executive chef appointed kitchen. Amassed in natural light, this kitchen is something else. With feminine accents, this kitchen exudes a warmth and knowing. Elegant and considered, the kitchen is vast and has stone counters, a kitchen island with incorporated dining bar, rangehood, quality European appliances, induction cooking, and a double door refrigerator cavity. Hosting 4-impressively sized bedrooms, you can expect a master suite on each level and the additional bedrooms are primed for comfort. The upper master suite is sublime with a private balcony poised for colour-soaked sunrises, a walk-in-robe and an incredible ensuite complete with a soaking tub and twin vanities. The secondary master is located on the lower level and is perfect for multi-generational living or as a guest room offering the ultimate with a walk-in-robe and ensuite with feature tiling. With so many inclusions, it can be hard to mention all you can expect. Perhaps we can list just a few for your consideration:

- A modern, stately home with premium inclusions on an elevated allotment in an exclusive pocket
- 4-bedrooms - 2 with ensuite | 3-bathrooms
- Multiple split-system air-conditioning units providing year-round comfort | ceiling fans throughout
- Energy efficient downlighting | soothing colour palette | richly toned wooden floors | plush carpets in bedrooms
- Outdoor living area; an ideal hosting zone
- Double remote-control garage
- Fenced backyard for privacy | immaculately landscaped grounds
- Rainwater tank | solar power electricity

Superbly located, your privacy is assured and with excellent access to established amenities, living here will be easy:

- Immediate entry into Warrigal Road State School & Runcorn State High School
- 19-min drive to Brisbane's CBD
- 5-min drive to Brisbane Technology Park
- Short drive to Griffith University campuses (Mt. Gravatt and Nathan)
- Short drive to Eight Mile Plains Park and Ride
- Close to many favoured shopping hubs including renowned Westfield Mount Gravatt, and Warrigal Square & Runcorn Plaza
- Close to Sunnybank's iconic business, shopping, and dining district
- Quick access to M1, M2 & M3 motorways allowing easy access to north, south, east, and west of Brisbane
- Close to Eight Mile Plains Satellite Hospital, QEII Hospital & Sunnybank Private Hospital

Promoting a life of executive splendour, this home will exceed your expectations. For further information, contact George Yang. 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. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.