

**45 Teagarden Street, Eight Mile Plains, Qld 4113**



**House For Sale**

Tuesday, 31 December 2024

45 Teagarden Street, Eight Mile Plains, Qld 4113

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 729 m2**

**Type: House**



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## Auction

Auction onsite, 25 Jan 2025 10:30am Grand proportions, flawless craftsmanship, and bespoke accents unite in this exquisite residence to deliver an incredible family sanctuary in an elite Eight Mile Plains enclave. Boasting a north facing aspect, this newly renovated home centres on promoting a quality family lifestyle and cleverly maximizes natural light with an abundance of glazing, soaring ceilings and a neutral colour palette bouncing light to create an airy ambience. Cleverly designed and finished to perfection, this immaculately presented residence flows seamlessly throughout whilst offering much liveability with a vast open plan kitchen, family and meals area extending to a hosting patio complete with a premium Velux auto-sensing roof allowing you to enjoy the beautiful Queensland weather all year round. The artisan kitchen glistens and entices with its monochromatic splendour. Set to impress and sure to seduce, there is a full complement of top-end appliances, including gas cooktop, elevated Bosch oven, inverter microwave, Miele dishwasher and integrated rangehood. Promoting family connection, the sprawling kitchen island with stone counters incorporates an oversized dining suite and masterfully concealing, there is ample storage with a plethora of cupboards and drawers. Planning for your needs now and into the future, the layout cleverly allows the party to continue when the kids have gone to bed. Epicly sized, the master suite is a retreat all on its own with a large walk-in-robe and new ensuite finished to the highest of standards with floor-to-ceiling tiling, twin vanity and separate toilet. The remaining four-bedrooms equalise the playing field with similarly sized boudoirs all with built-in-ropes and the plushness of plush carpets underfoot. With an artisan kitchen you will want to create in, bathrooms to indulge in, living areas with space to breathe, and bedrooms poised to relax and unwind in, this residence offers something for every family member:

- Lowset, rendered, move-in-ready - 5-bedroom family home!
- 2.5-bathrooms - ensuite renovated in 2023 | spacious family bathroom with bath and 2 separate toilets
- Multi-zone living for growing families - living room, dining room, family room and meals + provision for a study
- NEW luxe kitchen in 2021
- NEW flooring in 2021
- 5-zone ducted air-conditioning | ceiling fans
- Soaring 2.7-metre-high ceilings | fireplace | coffered ceiling
- Interior & exterior painted in 2020
- Large patio that allows you to bring the outdoors in with Velux auto sensing roofing
- CCTV security system with intercom at front door
- CRIMSAFE security screens on doors and windows
- Motorised privacy shutters offer enhanced security
- Fenced with striking formal landscaping | garden shed | 2x rainwater tanks
- 6kW solar electricity system
- Double garage with internal access to home

Right in the heart of it all, yet still providing solace to disconnect from the world, you have an abundance of amenities thanks to being nestled in a well-established pocket:

- In catchment and walking distance for the highly acclaimed Warrigal Road State School and Runcorn State High School
- 17-minute drive to Brisbane's CBD
- 2-minute drive to Warrigal Square & Runcorn Plaza
- 5-minute drive to Underwood Marketplace
- 9-minute drive to Westfield Mount Gravatt
- 11-minute drive to Sunnybank's iconic business, shopping and dining precinct
- 12-minute drive to Springwood's thriving shopping and business district
- 5-minute drive to Eight Mile Plains busway
- 6-minute drive to Brisbane Technology Park
- 5-minute drive to Eight Mile Plains Satellite Hospital
- Leisurely 4-minute walk to Bordeaux Street Park
- Quality early learning facilities for 0-5-year-olds
- Easy access to Pacific Motorway, Gateway Motorway and Logan Motorway

This is a home that tugs at the heartstrings and showcasing a layout that will effortlessly adapt to your growing needs, this could very well be 'the one' you have been searching for. Come, join us at one of our open homes. Contact George Yang today on 0488 199 888. 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.