## 29/37 Slobodian Ave, Eight Mile Plains, QLD 4113

Townhouse 3 = 2 = 1 ←

















Bigger is Better! Huge Three-Bed Townhouse in Complex with P

Luxurious and low maintenance, this light and bright townhouse is ideal for: downsizers; first home buyers; young families; professionals; couples; and savvy investors.

**Open for Inspection** By Appointment. This townhouse was intended for the Estate's Master Builder; and he tweaked the floor plan to optimise the

layout. Thereby, this became the largest, most unique of all the townhouses in the Estate (with: additional storage; an attached, external single remote garage; and a larger living space). On Estate completion, the Master Builder sold the townhouse - and it has been held by the one owner (until now).

The townhouse facade blends exposed bricks, rendered bricks timber cladding and angled rooflines - to give the frontage its own unique look and character.

This townhouse has side gate access to the backyard. The access corridor floods additional light into the full length of the townhouse. The open-plan ground floor (with 2.7 m ceilings) links the lounge, dining and kitchen; and the "back door" is an extra-wide double-glass door - to seamlessly connect the indoor and outdoor living spaces. Outside is a timber pergola and courtyard.

Home cooks will love the kitchen - it has loads of storage space. The island-style sink and breakfast bar keeps everyone connected. The kitchen's features include: a wall-mounted oven, with microwave above; a benchtop electric stove, and rangehood; benchtop lighting under uppers; white quartz benchtops; white 2pac cupboards; dishwasher and dual sink.

The tiled-ground floor also houses: a large "Harry Potter" cupboard; a powder room; and a laundry - that could double as a butler's pantry (with an abundance of storage).

A beautiful, polished timber staircase winds from the ground floor to the upstairs landing/study nook (natural light floods into this area via the inbuilt skylight). There are three generous, carpeted bedrooms with built-in sliding robes and ducted air conditioning. The two minor bedrooms access a dual-entry-shared bathroom (with shower-over-bath, and vanity with white quartz counter). The master bedroom has its own ensuite, with a huge shower and double vanity (with white quartz counter).

As to the exterior of this townhouse: there are 27 solar panels on the roof, powering an 8.1-kilowatt system (that means negligible power bills!!); and all exterior doors and windows have Colomons Clearchield Coourity Coroons

## Listed By

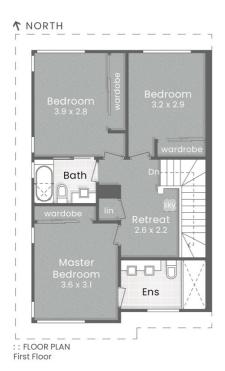
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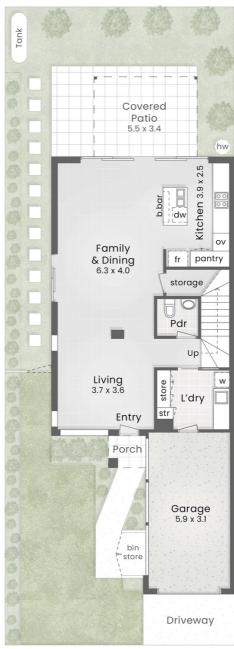
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Listing Number: 3341184

## Floorplan





:: FLOOR PLAN & SITE PLAN

SLOBODIAN AVENUE

