



## FOR SALE

### BEAUTIFULLY MAINTAINED 2-STOREY STUNNING FAMILY HOME

#### Welcome Home

Welcome to 46 Bolinda Street, Eight Mile Plains. This beautifully built and meticulously maintained 2-storey home has been loved by its owners for the past 32 years, this home is ready to move into with nothing to do! Situated on a large 635 sqm block this home offers everything a family needs: privacy, security, space and comfort. This generously sized 3 bedroom, 1.5 bathroom home boasts a spacious floor plan, with multiple living areas large enough for most families and there is plenty of room to expand and renovate as the family grows. Located in one of Eight Mile Plains best locations, Bolinda street boasts a quiet family friendly neighbourhood, with walking distance to parks and playgrounds. Its garden's are low-maintenance and beautifully landscaped, offering a gorgeous outdoor entertainment area perfect for those family gatherings and precious memories. This home is a must to inspect!

#### Indoor Living

This home's spacious floor plan and large internal area is sure to impress, with multiple living areas to suit most sized families and social gatherings. The internal design is sure to delight and the love the owners have felt for the home is visible in its meticulous care. The whole property is fitted with beautiful plantation shutters, and security doors and windows. Downstairs is fully tiled and features multiple living areas, formal dining room, the central kitchen, internal laundry, separate toilet and single car automatic lock-up garage. There is air conditioning throughout, with ducted air-conditioning upstairs and another system in the downstairs living area, ensuring comfort all year-round. The internal timber stair well takes you upstairs to the 3 generously sized bedrooms and main bathroom. The master bedroom is larger than normal and has peaceful leafy neighbourhood views. The central kitchen is perfectly positioned to cater for easy accessibility to both the living and dining rooms. The impressive internal area is the home's true advantage, making it large enough for most families, with plenty of options to expand.

The home has been recently installed with new compliant smoke alarms.

#### Outdoor Living

The home features a gorgeous outdoor undercover entertaining area that sits next to its beautifully landscaped private large backyard. This area is truly magical, with enough space for family and social gatherings that the kids will never forget. The backyard is fully fenced and low-

3 BED | 1 BATH | 2 CAR

PRICE:  
For Sale

OPEN FOR INSPECTION:  
N/A



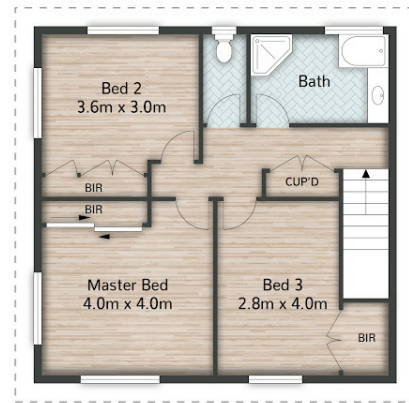
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GROUND FLOOR



FIRST FLOOR

46 Bolinda Street **EIGHT MILE PLAINS**

3 | 1 | 2 | 240m<sup>2</sup> | 635m<sup>2</sup>

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.