



# FOR SALE

## FAMILY PERFECTION IN THE PLAINS

### Welcome Home

Welcome to 55 Arkose Street, Eight Mile Plains. This inviting property embodies integrated family living, where modern comfort flows in a spacious designed floor plan and accompanying outdoor oasis. Flawlessly maintained by its current owners, the single-storey residence sprawls over a vast 613 sqm block, with every inch set up for an unparalleled slice of Queensland alfresco life. This modern abode is your sought-after lifestyle ticket tailor-made for today, offering four bedrooms, countless convenient features, and a coveted location in Brisbane's booming south.

### Indoor Flow

Stepping inside from the undercover entrance, a formal entry sets the stage for what's in store beyond. Directly in front of you sits the first large lounge room featuring hardwood floors and natural light filtering in from the expansive windows. Down the left-hand hall, you have the fourth bedroom, the luxurious master with elegant ensuite, walk-in-wardrobe and air conditioning, and the expansive rumpus ready to be transformed into your ideal recreation space or home office - abundant storage being a handy bonus. Adjoining the lounge is a quaint dining nook that leads directly into the second lounge and open-plan dining and kitchen space, forming the heart of the home to connect and relax in equal measure. This area further opens onto the undercover entertaining patio and BBQ deck for seamless liveability. Heading down the right-hand hall from the entrance live the other two bedrooms with built-ins, the main bathroom with a standalone bathtub and shower, a separate toilet, and a sizeable laundry with outside access to a drying area. This hall joins the main living area, which is also accessible via the front lounge opposite. With modern shutters and blinds, security screens and fresh air conditioning for the warmer months, this turnkey home ensures privacy, security, flexibility, and tranquility for all under its roof.

### Outdoor Oasis

The beautifully manicured gardens that envelop the house from front to back complement its classic brick charm. Mature palms, colourful succulents in raised beds and a lush lawn make for a sub-tropical experience you enjoy daily. An outback undercover patio that also wraps the right hand side of the house provides an ideal entertaining space with the purpose-built BBQ deck

4 BED | 2 BATH | 2 CAR

### PRICE:

\$1,100,000

### OPEN FOR INSPECTION:

N/A



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55 Arkose Street **EIGHT MILE PLAINS**

4 | 2 | 2 | 248m<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.

RayWhite

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.