

**11 Windrush Close, Eatons Hill, QLD, 4037**

**Sold House**

Tuesday, 18 July 2023



11 Windrush Close, Eatons Hill, QLD, 4037

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Wes McGregor

## Could this be your perfect family home?

**\*\*Please view the 3d tour & floorplans**

This expansive double story family home is set on an extra large block (1,006m<sup>2</sup>) in a quiet cul-de-sac, with a private yard offering an in-ground swimming pool and plenty of level lawn area for the children & pets, side access and an off-street parking area.

The elevated position provides privacy & an attractive outlook from both levels over the surrounding area and tree-tops.

Multiple living spaces & the flexible design ensures comfortable living for families of all ages. The over-sized master bedroom comes complete with a large walk-in wardrobe & en-suite. Bedrooms 2, 3 and 4 and the family bathroom are also located on the upper level adjoining a spacious sitting area. On the ground level - the 5th bedroom or home office is located away from the living areas in a quiet spot adjoining the entry foyer providing the perfect spot for working from home.

### FEATURES

- Ducted air-conditioning
- Formal lounge
- Formal dining
- Open plan family and meals area
- Separate rumpus room
- Upstairs sitting room
- Walk-in pantry
- Walk-in linen cupboard plus understair storage
- Master bedroom with walk-in wardrobe
- 4 other bedrooms (3 with built-in wardrobes)
- En-suite with spa-bath, large shower & separate toilet
- Family bathroom with separate toilet
- Powder room
- Separate laundry
- Neutral tones through-out
- Covered entertainment area
- Private setting
- Plenty of level lawn area for children & pets
- In-ground swimming pool with current pool safety certificate
- 2022 Compliant smoke alarms
- Security screen doors
- Solar power
- Rain-water tank
- Insulated ceilings
- Double garage with internal access & auto-door (remote)
- Off street parking bay
- Recent roof restoration
- Garden shed
- Side access

### LOCATION HIGHLIGHTS

- Approximately 720 metres to walking trails & parkland
- Elevated position in a quiet cul-de-sac

Attractive outlook

BEST OFFER OVER \$1,079,000 BY SATURDAY 27TH AUGUST (Unless sold prior)

#### RENT

This property has been assessed by our property management team and would currently rent for approximately \$1,000 to \$1,100 per week

#### SCHOOL CATCHMENT AREA

Eatons Hill State School

Albany Creek State High School

#### RATES

\$516.80 per quarter - Moreton Bay Regional Council

#### PUBLIC TRANSPORT

Walk approximately 400 metres to the nearest bus stop on Saraband Drive (near Granada Drive). Catch bus to Aspley Hypermarket or Chermside (Route 338)

Walk approximately 650 metres to the bus stop on Queen Elizabeth Drive (near Saraband Drive). Catch bus to Brisbane City (Route 357)

#### SCHOOL BUS TRANSPORT

Buses run through Eatons Hill to many State and Private schools including Albany Creek State High School, All Saints Primary, Albany Creek Primary and Albany Hills Primary, Nudgee College, Northside Christian College, Genesis Christian College, St Pauls, Grace Lutheran College, Mt Alvernia, Padua, St Anthonys, Mary McKillip, Clayfield College, St Margarets and St Ritas.

#### INTERNET

This NBN connection is ready to be activated (FTTN) according to [nbnco.com.au](http://nbnco.com.au)

#### ENTRY CONDITIONS

- 1/Please use hand sanitiser prior to entering the property
- 2/Please do not touch any objects or surfaces within the property
- 3/Please adhere to the 1.5 metre Social Distancing Rule
- 4/ Please DO NOT enter the property if you are subject to a quarantine direction, have developed COVID-19, or if you are having any symptoms of COVID-19 including fever, sore throat, fatigue or breathing difficulty

Your co-operation is appreciated.

Disclaimer: All information contained herein including the floor plan is gathered from sources we believe to be reliable, however, we can not guarantee its accuracy and interested persons should rely on their own enquiries.