

17 Alberic Court, Eatons Hill, Qld 4037

Solutions

House For Sale

Sunday, 3 December 2023

17 Alberic Court, Eatons Hill, Qld 4037

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 800 m2

Type: House



Chloé D'Ath

Auction

Discover the epitome of Queensland living, with this exquisite 1912 replica Queenslander. A truly magnificent 5 Bedroom family home, that has been built on the most sought-after block in Eatons Hill. Sprawled across a generous 800m2 block, you are immediately struck by the presence of this home. Beautifully surrounded by its luscious green manicured lawns, with wrap around hedging and topiary trees, it was lovingly built in 2004, and, offered to the market for the very first time. I'm sure you'll agree, this rare find is unlike no other. Located in a quiet cul-de-sac, and set back from the street, your eyes are captured and drawn up the sweeping front staircase. This invites you up to the enormous panoramic front veranda/deck that warmly hugs the front of the home, and features ornate gable fretwork, a nod to its heritage, and a spacious covered rotunda, perfect for entertaining. You can only imagine the spectacular sunsets, and the exquisite views you'll see, whilst enjoying the indoor and outdoor design this home has to offer. No cost has been spared building this home, as you're welcomed through the front veranda gates, to the solid maple front door, and solid timber french doors. The top-level of this castle has beautifully polished spotted gum hardwood flooring. The delightful finishes to this home have not gone unnoticed. If you have an eye for detail, you'll notice the decorative Queenslander archways and breezeways, directing you throughout the home. Featuring VJ panelling, authentic [low profile] dado rails and fretwork arches, this home has all the detail and charm you've wished for. The heart of the home is where the gourmet kitchen is positioned, with oversized spacious corner pantry, loads of drawers and cupboards and ample bench space - it truly is a chef's delight. Boasting high-end appliances, such as a 5-hob gas cooktop and an impressive Westinghouse 900mm oven / air fryer. There's even a large bench space perfect for meal preparation or casual dining. The adjacent dedicated dining area creates an inviting space for enjoying meals with family and friends, or simply savouring a quiet morning coffee. With a family area and formal lounge, both on the top floor, this castle boasts multiple living spaces, designed to cater to your every need, and mood. All 5 bedrooms are very good sizes, have brand new plush carpet, with generously sized double wardrobes [with sliding doors], and fabulously high ceilings, yes, their's ample space for the entire family. The master suite is a true sanctuary, featuring a large walk-in wardrobe and newly renovated ensuite. The ground floor is where all the fun is. Enter through the downstairs glass sliding doors, into a massive rumpus / games room, where you can take entertainment to the next level. A striking Bar designed to create the perfect atmosphere for unforgettable gatherings and endless fun. Your castle would not be complete without a 'real' Home Cinema. Featuring a state-of-the-art surround sound system, projector and componentry, solid core door, sound proofing and stadium seating, also ensuring immersive and enjoyable movie nights for the whole family... If you are working-from-home, then a private, but well sized study has been perfectly placed, ready to work, and far enough away from the hustle and bustle. The home's outdoor area is truly spectacular, boasting a beautifully landscaped lawn ideal for children to explore. The backyard oasis features a glistening free-form pebblecrete pool with spa and deck, invites endless summer fun and entertains the guests when hosting parties. While the open air pool house provides the perfect spot for alfresco dining and relaxation. Please call Chloe' D'Ath today on 0439 997 279. Features we love inside:- 5 bedrooms, with high ceilings double wardrobes, newly carpeted and the ultimate luxury master bedroom with large walk-in wardrobe and renovated ensuite with double vanity and large spa like shower.- Sizeable Study.- Family, formal lounge room and dining area, all on situated on the top floor.- A 'real' Home Cinema, with its solid core door to assist with soundproofing and is fully carpeted and air-conditioned.- Double hung windows.- Decorative cornices with matching ceiling roses.- Ornate Queenslander style chandeliers.- Large family sized bathroom with bath, shower, and vanity. Toilet is separate.- Separate toilet on ground floor.- Ground floor has another Living Room / Games Room or Rumpus with Bar.- Ducted Aircon and all fully zoned throughout the upper level of the home.- Large laundry with enormous storage throughout the home.- 4 Acoustic speakers in the rotunda - music can be separately controlled from inside and outside the house.- Laundry chute from main bathroom down into upper laundry cupboards.- Gourmet kitchen with Westinghouse 900mm oven and has an air-frying option.- 5-hob gas cook top with range hood.- Panoramic views from all windows- Power saving down lights.- All new carpets.- Spotted gum hardwood flooring. Features we Love outside:- Positioned on this sought after block of 800m2.- Spacious concrete driveway for guests to fit 2 cars plus 2 car lock up garage on remote.- Stunning front deck with panoramic views and sweeping front staircase, leading to the solid maple front door.- Double balustrades on deck.- Large pebblecrete pool with inbuilt spa. Pool is certified and uses a high-quality managed filtration called ChemiGem.- Robotic Pool Cleaner.- Commercial sized solar system, 13.2 KW, 40 Panels with 3 phase power.- 9,000 litre water tank.- Manual Irrigation system.- Wood Fired Pizza Oven with accessories.- Outdoor waterproof speakers for the pool area.- Relaxing open air

pool house.- Surround sound cabling.