

**25 Cabarita Crescent, Eatons Hill, Qld 4037**

**Raine&Horne.**

**House For Sale**

Friday, 19 April 2024

25 Cabarita Crescent, Eatons Hill, Qld 4037

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 795 m2**

**Type: House**



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## Expressions of Interest

Located in a desirable street in Eatons Hill & set on a spacious 795m<sup>2</sup> block this 4 bedroom low set home is the ideal property for those looking for space and potential. The property is located towards the top of the quiet cul-de-sac and within a short walk to the reserve and includes a large frontage and super-sized side access. The home has recently been re-painted throughout and includes new quality carpet, you can most certainly move into this home straight away and comfortably enjoy the space on offer. Each of the rooms are spacious, starting with the Family room which includes air-conditioning & fan, and can easily hold the largest of sofas - the perfect spot to catch up on your Netflix shows. The open plan living & dining area is to the rear of the home and also features air-conditioning and fan, this social spot connects seamlessly to the kitchen which includes Westinghouse oven & 4 burner electric cook-top. Two sets of sliding doors open out to the covered entertaining area which creates the perfect indoor, outdoor lifestyle. The fully fenced garden offers enough space for the kids to play, with the left side of the block being the perfect area to keep the fur-babies while you are entertaining guests. If an in-ground pool is on your wish there is certainly space to add one if so desired (STCA). Heading back inside and all bedrooms are spacious. The master suite is located to the front of the home and includes a walk-in-robe and ensuite with shower. The further three bedrooms are located away from the living zone and all include triple built-in robes & fans. The family bathroom includes a shower & bathtub plus separate toilet, and there is also a separate laundry with direct access to the washing line. There is also a double lock up garage with internal access. The property is in super neat condition & move in ready! The location is superb too!! For those commuting to the City or school the bus stop is a 7 minute walk. For the fur babies & kids a 10 minute walk takes you to Sargent Reserve which includes a designated fenced area for the dogs, a huge pitch to kick a ball and a park with Skate ramp. A short drive will take you to Eatons Hill Shopping Village and you are in the school catchment to Eatons Hill State School & Albany Creek State High. For those that are looking for a home on a desirable street, 25 Cabarita Crescent is a must see! To Summarise:

- 795m<sup>2</sup> Block
- Double gated side access
- Freshly painted inside
- New carpets throughout
- Fans throughout
- Large family room with split system air-conditioning
- Open plan living & dining with split system air-conditioning
- Kitchen with Westinghouse appliances
- Master suite with air-con, WIR & ensuite
- Bedroom 2, 3 & 4 with triple BIR
- Family bathroom with shower & bathtub
- Separate toilet
- Separate laundry
- Diamond security screens throughout
- Covered entertaining area
- Fully fenced garden
- Space to build a pool (STCA)
- Electric hot water system
- Double electric garage

Location (Approx)

- Eatons Hill State School - 3.2km
- Albany Creek State High School - 6.5km
- Genesis Christian College - 8.9km
- Eatons Hill Village - 3.6km
- Eatons Hill IGA - 3.6km
- Sargent Reserve & Dog Park - 900m
- 359 City Bus Stop - 500m
- School Bus Pick Up / Drop Off - 500m
- Albany Creek Village - 4.9km
- Wantima Country Club - 3.9km
- Strathpine Train Station - 8.6km
- Brisbane CBD - 21.3km
- Brisbane Airport via Tolls - 24km