

**26 Alberic Court, Eatons Hill, Qld 4037**

**Raine&Horne.**

**House For Sale**

Monday, 17 June 2024

26 Alberic Court, Eatons Hill, Qld 4037

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 800 m2**

**Type: House**



Bonnie Worth  
0434862887



Jane Knowles  
0484120208

## Expressions of Interest

Situated within the esteemed Eatons Rise Estate, this expansive Clarendon Home presents a rare opportunity for discerning buyers seeking the epitome of modern family living. Boasting approx. 403m<sup>2</sup> of living & outdoor space to enjoy, this offers the perfect blend of size, style, and serenity. Spanning across a generous 800m<sup>2</sup> block, this property enjoys the peace and privacy of a quiet cul-de-sac setting; backing onto bushland, while being just moments away from essential amenities, reputable schools, and lush green spaces. Arriving at the residence, the grande home with electric gate has great street presence. Heading inside you will appreciate the versatile layout, with the formal living & dining area to the front of the home and a separate family room to the back. The heart of the home is the modern kitchen with freestanding gas range, featuring stone top bench, pantry and room for the double fridge. Overlooking this space is the casual dining area which seamlessly connects to the impressive outdoor entertaining area. The ground floor also includes an office or 5th bedroom, with a bathroom conveniently located next door. You'll also find the separate laundry and 2 car lock up garage with room for additional storage. Heading upstairs, there is a large rumpus room with four bedrooms leading off from this space. The supersized master suite has lovely views to the bushland setting and includes a walk-in-robe & tiled ensuite with shower. The further three bedrooms are equally as roomy, with built-in robes. The family bathroom with tub and shower is nearby. For those that love to entertain the huge covered entertaining area and deck stretches the width of the home. The backdrop is sensational, with a bushland setting you feel like you're living on acreage without the hard work! Embrace the resort-style salt water in-ground pool, perfect for cooling off on hot summer days or hosting memorable gatherings with friends and family. Enjoy the ultimate blend of peace and outdoor recreation right at your doorstep. For those with hobbies or in need of extra storage, a 4m x 7m powered shed provides the perfect solution. Whether it's a workshop, gym, or simply a space to store outdoor equipment, this addition adds further value to an already impressive property. The property also has an impressive 3m x 16m (approx) side access for your caravan or trailer, and solar! The home offers so much for a growing family and one that you will never outgrow! If you can see yourself living here, contact the Bonnie Worth Team on 0434 862 887 for more information.

To Summarise:

- 800m<sup>2</sup> block, fully fenced with electric gate
- Approx 403m of living space to enjoy
- Salt water in-ground pool
- Huge covered entertaining area & deck
- 4m x 7m powered shed with two roller doors
- 3m x 16m (approx) side access
- Solar
- Formal living & dining
- Kitchen with stone bench and gas range
- Family room with air-con and fan
- Bed 5 / Office with fan
- Downstairs bathroom with shower
- Laundry with overhead cupboards
- Double garage with built in shelving
- Upstairs rumpus with 2 x fans
- Master suite with air-con, fans, ensuite & WIR
- Bedroom 2 with triple BIR & arched feature window
- Bedroom 3 with double BIR with fan & aircon
- Family bathroom with tub, shower & separate toilet
- Bedroom 4 with double BIR, fan & aircon

Location (approx.)

- Eatons Hill State School - 1.5km (walk) / 3km (car)
- Albany Creek State High School - 6.3km
- Motherduck Kindy - 3.4km
- Eaton Central - Coffee Shop & Yoga Studio - 3.4km
- Eatons Hill Village - 3.5km
- Wantima Country Club - 3.7km
- Rosmarin Reserve - 750m
- Bus 338 (City) - 750m
- School Bus Pick Up / Drop Off - 750m
- Strathpine Train Station - 6.9km
- Brisbane CBD - 19km
- Brisbane Airport via Toll - 24km