

**3 Sonya Ct, Eatons Hill, QLD, 4037**

**Sold House**

Tuesday, 18 April 2023

Place.



3 Sonya Ct, Eatons Hill, QLD, 4037

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## ELEGANT FAMILY LIVING WITH MOUNTAIN OUTLOOK

Enjoying a coveted cul-de-sac position within a leafy pocket of Eatons Hill, this home boasts elegant interiors with multiple alfresco zones. Elevated to capture the most glorious of leafy views, there is superb versatility within a multi-level layout and a location that delivers convenience on a platter!

### Features You'll Love!

- 780m<sup>2</sup>
- Multi-level family home with elevated mountain outlook
- Carpeted lounge plus additional dining/sitting with fireplace and raked ceilings
- Large kitchen with excellent storage, stainless appliances and expansive black benches
- Covered alfresco deck flowing to fenced backyard
- Four bedrooms; each with access to a balcony and including magic leafy outlook
- Master including walk-in robe and ensuite
- Two additional full sized bathrooms (one on lower level)
- Huge games room with entertainer's bar and access to patio
- Separate laundry/ducted air-conditioning/double garage

Embracing warming hospitality, touches of Queenslander charm adorn the commanding facade with a neutral palette and natural light emanating throughout the spacious interior. Dedicated to effortless family connection, the middle level offers a large carpeted lounge with an adjacent tiled dining/sitting room warmed by an inviting fireplace; high raked ceilings amplifying the space throughout. In perfect keeping with the elegant Queenslander ambience, the kitchen offers tremendous storage with timber cabinetry framing the zone. There is a large gas stove, stainless appliances and tiled splash back whilst extensive benches impress in striking black.

Indoor/outdoor flow is perfected with a large deck beckoning you outdoors; covered to provide the perfect space for alfresco entertaining. There are gated stairs leading to the private backyard, fenced for safety and offering good space for children and pets.

Privately set on the upper level, each of the four bedrooms enjoy exclusive access to an alfresco balcony, extending the private retreat on offer alfresco style and capturing glorious tree and mountain views. The master also includes a walk-in robe and ensuite whilst the family bathroom is well-appointed with separate bath and shower; both wet rooms in immaculate condition whilst offering future scope for a cosmetic boost, if desired.

Downstairs a huge games room includes a built-in entertainer's bar and access to a private patio, boasting the superb family liveability and offering excellent versatility. There is another full sized bathroom on this level which enhances the opportunity to create dual-living, if required. Additional features include a spacious study, separate laundry, ducted air-conditioning, ceiling fans and double garage.

Enhancing this superb opportunity is a location that embraces easy living at every chance! You can walk to bus and parkland with footpaths and bike tracks leading to Eatons Hill State School and local shops and medical. In addition you are just moments from the Eaton's Hill Hotel, South Pine Sporting Precinct and Albany Creek State High with easy access to major transport routes delivering you to a huge array of amenity!

### Nearby Hotspots!

- Coles - 3.4km / 7 min
- Woolworths - 2.1km / 5 min
- ALDI - 4.1km / 9 min

- Eatons Hill SS - 1.6km / 3 min
- Albany SHS - 4.9km / 8 min
- Good Shepherd - 3.1km / 6 min
- Eaton's Hill Hotel - 2km / 5 min
- Brisbane CBD - 19.7km / 29 min
- Brisbane Airport - 26.9km / 29 min
- Train - Bald Hills - 9km / 16 min
- Bus Stop - 600m / 9 min walk
- #359 City

(Distances are for approximate guide only)

#### Location Information:

A popular North-Brisbane suburb and highly sought-after destination for families, there are four primary schools, a renowned high school and five child care centres in the district. Brimming with wonderful green public space, parkland and nature reserves there are also impressive local amenities providing multiple shopping centres as well as a huge array of restaurants and food outlets. Direct public transport links to the nearby Prince Charles and Holy Spirit hospitals, Westfield Chermside, Brookside Shopping Centre and the CBD.