

**42 Riversleigh Crescent, Eatons Hill, Qld 4037**

**Raine&Horne.**

**Sold House**

Thursday, 29 February 2024

42 Riversleigh Crescent, Eatons Hill, Qld 4037

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1000 m2**

**Type: House**



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**\$1,091,000**

On the market for the very first time, this immaculately presented Metricon home offers four spacious bedrooms, multiple living zones and a backdrop you will never tire of. 42 Riversleigh Crescent is located in the exclusive Eatons Rise Estate, which offers an abundance of walking tracks to explore, parks for the kids & the popular turtle viewing platform. Situated on a generous 1000 sqm block & backing onto luscious bushland, this is a home that you will instantly love as soon as you walk in. The tiled entry flows down to the spacious open plan living & dining area that seamlessly connects to the large kitchen which features stone benchtops, breakfast bar, gas cooktop & oven, dishwasher, built-in-microwave and a walk-in pantry. The media room is just off this space and has wonderful views out to the garden. Sliding doors open to the covered entertaining area, which creates the perfect indoor / outdoor lifestyle; with room for the largest of BBQ kitchens. Most of your time will be spent relaxing outside, taking in the peace and serenity. Back inside, the four bedrooms are located away from the living zones creating privacy. The master suite is huge offering built-in robes and a walk-in-robe plus a tiled ensuite with double vanity, shower & separate toilet. Sliding doors lead from the master to the garden, again enjoying bushland views! What a way to wake up!! Bedrooms 2, 3 & 4 are all spacious and offer built-in robes, fans and plenty of room for additional furniture. The family bathroom is located nearby and is complete with shower, bathtub and separate toilet. There's also copious amounts of storage, including a walk-in linen closet, double linen and broom cupboard and a separate laundry with bench space and overhead storage. The home also features a water tank, double lock up garage and double gate side access for a trailer or jet-ski. Outside is magical, with a large flat block at the rear of the home with the birds, trees and the odd koala as your neighbour. There is ample space to build a pool if required, and there is also a garden shed for your mower and garden tools. If you are searching for a home that offers spacious living in a peaceful setting, 42 Riversleigh is the one for you! The home is great and so is the area, a short 10 minute walk takes you to Rosmarin Avenue Reserve which includes a BBQ area & children's park, and the 359 City Bus & School pick up / drop off is located here too! While a 4 minute drive takes you to Kumbartcho Sanctuary & you are an 8 minute drive to Eatons Hill Village! If you can see yourself living here, contact the Bonnie Worth Team from Raine & Horne Eatons Hill / Albany Creek on 0434 862 887. To Summarise:

- 1000m<sup>2</sup> block
- Backing onto luscious bushland
- Metricon Build, one owner
- Open plan living & dining
- Kitchen with stone bench, gas cooktop, dishwasher & walk-in pantry
- Media room
- Master suite with built-in robe & WIR
- Tiled ensuite with double vanity and shower
- Bedroom 2,3 & 4 with built-ins
- Family bathroom with shower & bathtub plus separate toilet
- Fans throughout
- Water tank
- Large covered entertaining area
- Garden shed
- Double garage with internal access
- Double gate side access for trailer or jetski
- Located in the Eatons Rise Estate
- Location approx.
- Eatons Hill State School - 2.9km
- Albany Creek State High School - 6.2km
- Genesis Christian College - 8.7km
- Eatons Hill Village - 3.4km
- Eatons Hill IGA - 3.3km
- Eaton Central - 3.3km
- Rosmarin Avenue Reserve - 800m
- 359 City Bus Stop - 800m
- School Bus Pick Up & Drop Off - 800m
- Sargent Reserve & Dog Park - 1.3km
- Albany Creek Village - 4.7km
- Brendale - 5.8km
- Wantima Country Club - 3.6km
- Strathpine Train Station - 8.4km
- Brisbane CBD - 21.1km
- Brisbane Airport via Tolls - 27.1km