

48 Riversleigh Crescent, Eatons Hill, Qld 4037

House For Sale

Thursday, 26 October 2023



48 Riversleigh Crescent, Eatons Hill, Qld 4037

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1000 m2

Type: House



Len Worthington

Expressions Of Interest

This striking 50+ SQ architecturally designed (Zenith Designs) and "Master Builder's 2005 Award Winning" contemporary home offers dramatic street appeal, opulent living and that definite WOW factor on a meticulously landscaped 1000 sq.m. block adjoining tranquil, tree studded river reserve. This amazing home has been designed to allow most areas to attract a perfect North-east aspect and focus around the magnificent "wet-edge" pool. It boasts 5 bedrooms (including a Master Suite on its own upstairs level and 3 bedrooms in their own "bedroom wing"), 2.5 bathrooms, a stunning gourmet 2-pak kitchen with stone benchtops, plus endless indoor and outdoor living areas. These include a theatre room, raised dining room, family room and an enormous games / rumpus room with wet bar (stone tops, integrated fridge) all opening out through wide banks of stacker doors onto the spectacular Sala alfresco area and the amazing contemporary pool, spa and water fountain. This home offers so many amazing extras and spectacular design features that we must start at the entry to ensure we capture them all! Walking along the long, decked entrance path up to the front portico, you step through the wide timber / glass pivot door into the dramatic entry foyer boasting inviting full height walls of glass that look out over the pool and sala areas and immediately state that inside and out, this home is certainly going to be impressive. The kids "bedroom wing" leads off to the left, where you'll find three large bedrooms each with generous built-in robes and a stunning main bathroom with corner bath, double vanity and large shower. To the right of the entry is the 5th bedroom or office, generous laundry with long bench and linen storage cupboards, then a few steps down to the garaging. Behind the double garage a built-in storage shed offers ample room for the mower, tools and workbench. It's when you walk ahead from the entry and into the living areas that you'll fully appreciate the spectacular design and décor features that are on offer. The huge theatre room boasts quality equipment (BenQ ceiling projector, a 3-metre acoustic projector screen, black-out walls and blinds) and opens out across the hallway through sliding doors (shaded with a remote-controlled blind) onto its own pool deck. Then step into the open plan living, where the simply stunning stone benched kitchen is central to the formal dining, raised stylishly with views over the river reserve and towards the mountains, and the family room that opens out onto the alfresco and pool. The kitchen will impress the most critical gourmet chef, with stone benchtops and waterfall edges over long banks of soft close 2-pak drawers and cabinetry, including corner pantry and display cupboards, slumped glass splash-backs, plumbed fridge / freezer space, and quality European appliances. The living areas continue from the kitchen and family area through to the enormous games / rumpus room, featuring an amazing wet bar with stone bench-tops and an integrated 2 door fridge, sound system, Bosch dishwasher and loads of storage space. This games room enjoys wide rear stacker windows overlooking the river reserve and full width opening stacker doors along the front that open spectacularly onto the huge Sala alfresco area. Enjoy relaxing or entertaining here under soaring high ceilings, whilst being cooled by the perfect North-east aspect and breezes across the impressive wet edge pool, with separate spa bath and cascading water fountain. This outdoor area can only be described as spectacular! Lastly back inside, take the polished timber and stainless-steel staircase (next to the downstairs powder room and walk-in linen cupboard) to the upper level, and into the very private "Master Suite". This bedroom space boasts a parent's balcony overlooking the river reserve and elevated mountain views, a lavish ensuite with double bowl vanity, spa bath, separate toilet and two large and separate walk-in robes. There are too many other features with this property to mention them all – so here are just a few: ducted vacuum, intercom, alarm system, a "Star Serve" smart wiring system; a 5.5KW solar electricity system; feature ceiling bulkheads, cutouts, rounded wall edging, timber louvres and stunning thick timber posts highlighting the amazing fresh décor; glass illuminated light switches and power points; professional landscaping including a large artificially turfed yard for low maintenance; two electric hot water systems to service bathrooms at each end of the home; 5000 litre watertank and 5 outdoor taps; and much, much more. Discerning buyers seeking absolute quality that boasts that ultimate WOW factor simply must inspect this property - it certainly will not disappoint. Apart from the home's perfect North-east orientation for cool summer breezes and extra winter sunshine, the location is absolute quality too, amongst some of the finest homes in the area. It's an 800m walk to buses, including Translink route 357 to & from Queen St, Brisbane CBD and route 338 to Chermside and Strathpine. Shopping is convenient, only 2km to the local IGA, bakery, bottle shop and medical facilities. For larger weekly shopping or entertainment, the Eatons Hill Woolworths shopping centre and the Eatons Hill Hotel are just over 3km by car, or a 10-minute walk from the rear of the property and along the river reserve and boardwalk. The schools within catchment are both highly regarded by families, just a 1.5km walk to Eatons Hill State School (Primary) and a 3.3km walk (6km drive or 15 minutes by bus) to Albany Creek State High School. School buses depart from opposite the IGA and feed onto most

private schools on the northside. To arrange your private inspection by appointment, contact Len Worthington on 0402 297 355. DISCLAIMER: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.