

5 Eden Drive, Eatons Hill, QLD, 4037

Sold Acreage Semi-rural

Tuesday, 18 July 2023



5 Eden Drive, Eatons Hill, QLD, 4037

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Type: Acreage Semi-rural



Wes McGregor

DUAL LIVING POTENTIAL

Situated in an elevated position in the heart of Eatons Hill's acreage precinct, this sprawling lowset Ranch style home is perfect for those looking for dual living or to run a business from home. The main home (which features 4 generous bedrooms) is separated by an internal door to a second self contained area (currently being used as a bedroom, office, living area, bathroom and kitchenette).

The main house features:

4 generous bedrooms,
Master bedroom features stunning en-suite and walk in robe,
The main bathroom also has quality finishes with floor to ceiling tiles,
Large laundry with loads of cupboard space,
Tasteful kitchen with stone waterfall benchtops and quality appliances,
Formal lounge and dining (complete with 2 way fireplace),
Open plan family room and meals area.

The second living area features:

2 utility rooms (currently being used as bedrooms 5 and 6),
Full bathroom with quality finishes,
Massive living area (approx 6m x 9m) with kitchenette/bar,

Ducted air-conditioning

Security screens

Rain-water tank

Externally, there is a very large inground pool (approximately 95,000 litre),

Spacious entertaining area,

Titan shed (9m x 7.6m),

Large carport,

Plenty of usable yard,

All of this on a 6,019m² block in the heart of Eatons Hill.

BEST OFFER OVER \$1.2M ALL OFFERS TO BE SUBMITTED BY 5pm THURSDAY 22nd DECEMBER 2022 (IF NOT SOLD PRIOR).

SCHOOL CATCHMENT AREA

Eatons Hill State School

Albany Creek State High School

SCHOOL BUS TRANSPORT

Buses run through Eatons Hill to many State and Private schools including Albany Creek State High School, All Saints Primary, Albany Creek Primary and Albany Hills Primary, Nudgee College, Northside Christian College, Genesis Christian College, St Pauls, Grace Lutheran College, Mt Alvernia, Padua, St Anthonys, Mary McKillip, Clayfield College, St Margarets and St Ritas.

RATES

\$601 per quarter

Moreton Bay Regional Council

RENTAL

This property has been assessed by our property management team and would rent for approximately \$890 to \$910 per week in the current market

INTERNET

This NBN connection is connected and ready to be activated (FTTN) according to nbnco.com.au

ENTRY CONDITIONS

- 1/Please use hand sanitiser prior to entering the property
- 2/Please do not touch any objects or surfaces within the property
- 3/Please adhere to the 1.5 metre Social Distancing Rule
- 4/ Please DO NOT enter the property if you are subject to a quarantine direction, have developed COVID-19, or if you are having any symptoms of COVID-19 including fever, sore throat, fatigue or breathing difficulty

Your co-operation is appreciated.

Disclaimer: All information contained herein including the floor plan is gathered from sources we believe to be reliable, however, we can not guarantee its accuracy and interested persons should rely on their own enquiries.