

**8 Bonica Court, Eatons Hill, Qld 4037**



**House For Sale**

Thursday, 16 May 2024

8 Bonica Court, Eatons Hill, Qld 4037

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 800 m2**

**Type: House**



Jonathan Wein  
0732649000

## Expressions Of Interest

Nestled on an 800m<sup>2</sup> elevated block in the Eatons Rise Estate is an elegant, split-level executive style home. This gorgeous home is in a quiet cul-de-sac backing onto a reserve, offering stylish living while also providing room for the whole family. Offering four bedrooms plus a study, two bathrooms and 3 car accommodation, this home is also close to walking tracks and the South Pine River. As you walk into the home you will love the stunning raked ceilings and how light-filled, sophisticated, and welcoming the open plan living areas are. An added feature to this space is the fireplace and with ducted air conditioning your family will be comfortable all year round. The contemporary kitchen offers a modern herringbone backsplash, stone bench-tops, storage and plenty of bench space for all your appliances. The new hybrid timber floors are low maintenance and reflect the chic interiors of the home. All the bedrooms are good sizes, with the main bedroom offering a superb sized ensuite including a double vanity and sophisticated tapware, and the 4th bedroom has convenient two-way bathroom access. Outside there is a large covered outdoor entertaining area, a perfect place to entertain and watch the kids run and play and there is still room alongside the huge shed for a trampoline. Contact Jonathan Wein on 0430 485 430 for more information.

Features: \* 4 Bedrooms with built-in robes plus study \* Main bedroom with superb ensuite including double vanity & sophisticated tapware \* 4th Bedroom with two-way bathroom access \* Raked ceilings \* Hybrid timber flooring \* Huge open plan kitchen, living and dining area with gorgeous fireplace \* Contemporary and chic kitchen with matt black tapware and waterfall stone bench tops \* Family bathroom with separate bath and stylish black tapware \* Matt black fixtures and handles throughout \* Large covered outdoor entertaining area \* Large internal laundry with storage \* 6.6kw Solar system \* Ducted air conditioning \* Private, backing onto reserve \* Remote double garage plus single car accommodation \* Large 6 x 3m shed \* Nestled on an 800m<sup>2</sup> elevation

Location: \* 120m to Reserve, South Pine River and Doug Stevens Park \* 2.6km to Eatons Hill State and 5.6km to Albany Creek High (catchment) schools \* 3.2km to Eatons Hill Shopping, daycare, and entertainment precinct \* 715m to City bus \* 22km to City

Disclaimer: "Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property." LJ Hooker Albany Creek | Warner also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."