

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

**Raine&Horne.**

**House For Sale**

Thursday, 9 May 2024

8 Prasada Court, Eatons Hill, Qld 4037

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 6000 m2**

**Type: House**



Bonnie Worth

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## Expressions of Interest

Located in an exclusive acreage pocket of Eatons Hill and set on a 6000m<sup>2</sup> block, this four-bedroom low set home with bushland backdrop will suit those looking for space & privacy. 8 Prasada Court is located at the end of a quiet cul-de-sac with a winding driveway leading to the home. Entering the property you are greeted with a bright & airy sunken lounge & dining area complete with high raked ceilings, Italian travertine tiles and exposed brick feature wall. The kitchen features black granite bench tops, plenty of storage space, dishwasher, 4-burner gas cooktop, built-in oven with separate grill and a walk-in-pantry complete with high raked ceilings. The casual living zone is adjacent to the kitchen creating a social spot for you and the family to connect; during the winter months the feature wood burning fireplace will come in handy too. To the back of the home you will find a large rumpus room, again with high raked ceilings and the perfect spot for the kids to hang out with their friends. With floor to ceiling windows and sliding doors out to the outdoor deck it seamlessly connects and is convenient for those who love to entertain. The bedrooms are also well positioned, starting with the master suite which is located to the front of the home and includes a bay window and high raked ceilings. There is also a walk-in-robe & tiled ensuite with shower. For extra convenience the separate office is next to this room which could easily be turned into a 5th bedroom / nursery if required. The further three bedrooms are in a separate wing and include double built-in-robos plus fans. The family bathroom is nearby with a shower & bathtub, plus separate toilet, you will also find the separate laundry. Heading outside and you will simply love the space that is on offer. With a sparkling salt-water in-ground pool complete with 150m<sup>2</sup> deck surround. Ideal for those that love to lounge near the water or maybe gather with friends enjoying some culinary delights; this spot will be used all year round! The land is great too! With a flat grassy area near the home for the kids to play, and for those that love to explore the land is tiered and used to its full potential. Complete with established fruit trees including mango, peach, apple to name but a few plus veggie boxes. The bottom of the land is the ideal area to play soccer, and there's also a half pipe ramp for the skateboard enthusiasts. The property is connected to town water and has a septic tank, it also includes a double lock up garage, garden shed for your firewood & garden tools plus rain water tank and bore water (endless water supply). The location is great too, you are away from the hustle and bustle yet only a short drive to Eatons Hill Village for your weekly shop, and you are in the catchment to Eatons Hill State School & Albany Creek State High School. For those seeking an acreage that offers peace & tranquility yet conveniently located, 8 Prasada Court is the one for you! For more information contact the Bonnie Worth Team, Raine & Horne Eatons Hill / Albany Creek on 0434 862 887

To Summarise:

- 6000m<sup>2</sup> / 1.48 acres
- High Raked ceilings throughout the property
- Exposed brick feature walls
- 150m<sup>2</sup> entertaining deck with salt-water in-ground pool
- Sunken lounge with air-conditioning & fans
- Dining area with Italian travertine tiled flooring
- Kitchen with granite bench tops & walk in pantry
- Causal lounge with wood burning fire
- Separate Rumpus
- Master suite with WIR & tiled ensuite plus air-con and fan
- Bedroom 2,3 & 4 with BIR and fans
- Family bathroom with shower & bathtub and separate toilet
- Separate office or 5th Bedroom with fan
- Separate laundry
- Double lock up garage
- Garden shed
- Water tank and bore water
- Town water
- 2 x Septic Tanks
- Electric hot water system
- Diamond security screens
- Selection of established fruit trees

Location (approx.)

- Eatons Hill State School - 4.7km
- Albany Creek State High School - 7.8km
- Genesis Christian College - 10.2km
- Eatons Hill Village - 5.4km
- Albany Creek Village - 7.6km
- Strathpine Train Station - 10.8km
- Brisbane CBD - 24.6km
- Brisbane Airport - 26.9km (via tolls)