

9 Angel Court, Eatons Hill, Qld 4037

Sold House

Wednesday, 13 September 2023



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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1005 m2

Type: House



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Stately and elevated in a quality cul-de-sac on 1005 sqm, this stylish 42 SQ (390 sqm) home offers so much room for families and entertaining. It boasts 4 bedrooms and a huge office (or separate dining room), an over-sized triple garage and endless living space. The spacious, modern stone kitchen is central to all living areas, including an enormous rumpus / games room, open plan family and meals areas, and an inviting lounge. Outdoor entertaining options continue with a massive alfresco area under a soaring, insulated roofline and a large, elevated deck nearby. The luxurious master bedroom boasts a parent's retreat area, lavish spa and ensuite. Seldom do you ever see a single level home with such generous proportions! The home's size and street presence are highlighted by the wide frontage and triple garaging. Step through the double door entry and you have the master-suite to your right and the lounge on your left. The luxurious open plan master bedroom with parent's retreat area (all air-conditioned) boasts a large, luxurious spa bath, a huge shower with three shower heads and generous, customised walk-in robe with ample hanging and shelving. The master overlooks the front of the property through modern white plantation shutters. The charming loungeroom, with its white plantation shutters covering a wide front window, is the ideal place to sit, chat and relax in a quiet space away from the other informal areas. A few steps forward from the entry, and the home opens to the enormous informal living areas. To the right is a formal dining room or huge home office (air-conditioned), with double doors for noise control and privacy. In front of the classy modern kitchen, generous family and meals areas (air-conditioned) adjoin a massive games room (6.9m x 5.5m) which did house a 3/4 size billiards table for over a decade. These areas all flow through to the outdoor living spaces, but more about outside shortly. Back inside and the centrepiece of the home is the elegant modern kitchen, boasting gleaming light stone benchtops and earthy glass splashbacks. Central to all living areas, preparing meals whilst interacting with family and guests is easy. The very spacious and classy kitchen features quality stainless steel cookware, banks and banks of wide drawers, overhead cupboards, a wine-rack and glasses cabinet, a corner pantry, more full height pantry space on each side of the double-door fridge cavity, and a raised counter-top to keep any preparation out of sight. Then there's the fabulous outdoor areas. Whether you're simply relaxing or preparing a BBQ for extended family and friends, you can enjoy stunning sunsets and mountain views in an enormous alfresco area that has hosted celebrations with over 100 guests! After dinner, if the weather is clear, guests can sit back and star-gaze on the elevated corner deck - they will be spoiled for choice. Tall, manicured hedges offer privacy from anyone below, whilst they still allow those on the alfresco or deck to enjoy views to Camp Mountain and the D'Aguiar Range. Bedrooms 2,3 and 4, all with wide built-in robes and air-conditioning, are situated off their own hallway at the rear of the home. Bedrooms 3 and 4 open onto the separate vestibule area, while bedroom 2 opens directly onto the main bathroom. There's linen storage near the bedrooms and more built-in storage in the long laundry behind the kitchen. If you're a car enthusiast or simply have lots of vehicles and trailers to accommodate, the over-sized triple garage (9.5m x 7m) with work-bench and cupboard storage space, is a remarkable feature that helps set this home apart. The home also enjoys solar-hot water heating and skylights for lots of natural brightness in the kitchen and ensuite. The neighbours are great and the location is too. From the end of this quiet cul-de-sac, it's just a 400m walk to City bus-stops (routes 359 & 357 - to & from Queen St, Brisbane CBD). Shopping is convenient, only 1km 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 2km away. The schools within catchment are both highly regarded by families, just 1km to Eatons Hill State School (Primary) and just over 4km to Albany Creek State High School. School buses depart from opposite the IGA and feed to the high school and to most private schools on the northside. Nearby walking paths and cycle tracks wind along the banks of the South Pine River and link to several large parks. This impressive property boasts size, style and poise. Discerning buyers seeking quality must inspect! **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.