

**41 Snow Wood Drive, Eatons Hill, Qld 4037**

**House For Sale**

Wednesday, 19 June 2024



41 Snow Wood Drive, Eatons Hill, Qld 4037

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1294 m2**

**Type: House**



Karyn Neil  
0421011540



Wes McGregor  
0410313828

## Best offer over \$1,300,000

Step into the ideal family retreat nestled in the coveted Eatons Hill Country Club estate, this gem of a home is now available for sale for the very first time. This home offers a perfect blend of space, comfort, and practicality for your family's lifestyle. Enter into a spacious living area filled with natural light, featuring stunning timber bi-folding doors that open directly onto the entertainment area and pool. Enjoy seamless indoor-outdoor living with a tranquil view of surrounding trees, perfect for relaxing weekends and hosting gatherings. Situated on a generous block of land, there's ample room for children and pets to roam freely, including plenty of lawn space. A dedicated rumpus room, boasting durable hardwood timber flooring, serves as a versatile second living area, opening onto a large entertainment space ideal for family activities. The home features five spacious family bedrooms, each offering comfortable accommodation for everyone. The air-conditioned master bedroom includes a custom-fitted walk-in wardrobe and an en-suite with a spa bath and separate toilet. A second family bathroom and separate toilet cater to the needs of a bustling household. Convenience is assured with internal access to a spacious 4-car garage and additional off-street parking suitable for multiple vehicles, providing ample space for all your storage and parking needs. Outside, charming sandstone rock walls complement the landscaped gardens, adding character and charm to the exterior of this inviting residence.

**BEST OFFER OVER \$1,300,000 WITH ALL OFFERS TO BE SUBMITTED BY MONDAY 1ST JULY. (PLEASE NOTE THIS PROPERTY MAY SELL PRIOR)**

**SOME OF THE MANY FEATURES INCLUDE:** Neutral décor throughout  
Fabulous storage  
Proportioned to suit a family  
Ceiling fans  
Large laundry with built-in storage  
Spacious kitchen with breakfast bar, gas cook-top & dishwasher  
Prestigious Country Club Location  
Smoke alarm compliant  
**SCHOOL CATCHMENT** Eatons Hill State School  
Albany Creek State High School  
**BUS TRANSPORT** Just a short walk (550 m) to the nearest bus stop on Saraband Drive (route 338 to Chermside)  
Just a short walk (650m) to the bus stop on Queen Elizabeth Drive (route 357/359 to Brisbane City)  
**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, Marist 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.  
**MUNICIPALITY** Moreton Bay City Council  
**QUARTERLY RATES** \$646.00  
**NBN** This property is connected to the NBN (FTTN) according to nbnc0.com.au  
**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.