

**53 Bunya Crossing Rd, Eatons Hill, QLD, 4037**



**House For Sale**

Saturday, 14 September 2024

53 Bunya Crossing Rd, Eatons Hill, QLD, 4037

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



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## Oversized Spacious Family Home Featuring a Study, Pool with Side Access

Welcome to 53 Bunya Crossing Road, Eatons Hill presented by Cara Bergmann Properties. Nestled on a corner block of a peaceful cul-de-sac, this property offers a rare opportunity in a tree lined lane. This exquisite family home which has been freshly painted throughout is a haven of comfort and style inviting you to redefine opulent living. Creating a lifestyle where entertainment meets tranquillity. From the moment you step inside you'll be captivated by the perfect taste of sophistication and warmth.

Step into a home where every detail has been thoughtfully considered, capturing the perfect synthesis of sophistication and warmth. Revel in the abundance of space, from well defined living areas to generously sized bedrooms, each room designed to provide both comfort and freedom.

### Property Highlights:

#### Downstairs

- Recently renovated kitchen featuring sleek stone benchtops, extra large double fridge space, a freestanding oven with a 5 burner gas cooktop and a walk-in pantry.
- Double barn doors unveil an expansive living/media room to create privacy adorned with ceiling fans and ducted air conditioning.
- The light filled family and dining room seamlessly connect to the kitchen, extending to the entertainment area for a harmonious indoor and outdoor living.
- A versatile study equipped with a ceiling fan offers the flexibility to serve as a work from home space or childrens playroom.
- Spacious laundry with a built-in linen cupboard with direct outdoor access and internal access from the garage.
- Convenient powder room with toilet and vanity.
- Ascend the staircase adorned with beautiful hybrid flooring and luxurious wool carpet as you reach the upper level.

#### Upstairs

- The master suite boasts space and comfort with a leafy outlook to Rivergum Drive Park, a walk-in robe, ensuite with a shower and generously sized vanity and toilet.
- Enjoy family movie nights in the oversized lounge with ceiling fan and built-in storage cupboard.
- Generously sized bedrooms 2, 3 & 4 each featuring a large built in robe, ceiling fans, ducted air conditioning and plantation shutters.
- The family bathroom offers a shower, vanity with ample storage, a deep relaxing bath and a separate toilet for added convenience.

#### Additional Features

- Sparkling inground pool with spa jets.
- Large void to upstairs creating a sense of light and views from all angles.
- Daikin ducted air conditioning with smart control that can be operated anywhere for your added convenience.
- Plantation shutters and designer sheer curtains throughout.
- Hybrid flooring downstairs, complemented by new wool carpet upstairs.
- Extra wide driveway for your ease of parking and space.
- Solar system with 21 panels.
- Understairs storage.
- Garden shed.
- Water tank.
- Double garage with epoxy flooring, shelving, and cupboards for all your storage needs, providing both internal and external access.
- Private fully fenced, flat backyard with double gated caravan side access.

Approximate Fees:

- Rates: \$324 per quarter
- Water: \$350 per quarter
- Electricity: \$120 per quarter

\*Building & pest report available for viewing to interested buyers\*

Suburb Information:

Nestled in the charming community of Eatons Hill, revel in a locale that boasts walking tracks, bike paths, and proximity to premier amenities such as the Albany Creek Leisure Centre, Eatons Hill Hotel and Wantima Golf Club all within 21km from Brisbane City. Catchment schools include Eatons Hill State School, Albany Creek State School, and Albany Creek State High School.

\*\*\*All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.