

**60 Snow Wood Drive, Eatons Hill, QLD, 4037**

**House For Sale**

Thursday, 28 November 2024



60 Snow Wood Drive, Eatons Hill, QLD, 4037

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Danny Cody



Matthew Jabs

## Stunning Family Residence on 1,344m<sup>2</sup>

Perched on a level 1,344m<sup>2</sup> parcel of land is this immaculately presented family haven offering five bedrooms and multiple indoor and outdoor living spaces, ideal for entertaining and family comfort. Positioned in the tightly held Country Club Estate and surrounded by beautiful family residences, this property takes full advantage of its elevated locale, offering scenic mountain views and year-round breezes.

Set over two functional levels, upon entering the residence, buyers will be impressed by the double entry height foyer which captures an abundance of natural light. Architecturally designed, the foyer serves as the central connection point of the home where multiple living and dining spaces break away from. Coming off the foyer is a generously sized lounge room, separate family room with wood burner and dining area. The modern kitchen is both functional and stylish, featuring sleek granite benchtops and a full range of high-end appliances, soft-close cabinetry and breakfast bar with a large walk-in pantry. The kitchen overlooks an expansive recreation room which extends to an undercover patio with insulated roof, fans and LED downlights beside the inground swimming pool, perfect for entertaining in sunny Queensland all year round. Buyers will appreciate the pool's waterfall feature and immaculately landscaped gardens. Downstairs also comprises of a master bedroom with large ensuite and walk-in wardrobe, second bedroom or office, laundry featuring granite benchtops, side access and shower room. Upstairs are three additional bedrooms plus an additional rumpus, study and main bathroom servicing the upper level.

The home is the perfect haven for a growing family and ideal for accommodating teenagers or extended family.

### Property Features Include:

- 5 bedrooms, 3 bathrooms & 3 car spaces.
- Stunning entry foyer with soaring high ceilings.
- Entertainer's kitchen boasting quality appliances, granite benchtops, walk-in pantry, electric induction cooktop, pyrolytic oven, double fridge space, ample storage and breakfast bench.
- Rumpus room / recreation room, ideal for a pool table with bar and third shower facility, perfect for children coming indoors from the pool.
- Covered entertaining alfresco area with insulated roof, ceiling fans and LED downlights overlooking the pool and surrounding landscaped gardens.
- Beautiful in ground swimming pool with waterfall feature.
- Dedicated lounge room with access to the spacious double garage.
- Family room with wood burner opening to the dining room.
- Expansive master bedroom boasting walk-in wardrobe and oversized ensuite with double vanity, separate shower and toilet and corner spa bath.
- Fifth bedroom or office downstairs.
- Tiled flooring downstairs with premium carpet in the formal living and media room and bedrooms.
- Separate laundry with granite benchtops and ample storage.
- Three additional bedrooms upstairs with built-in wardrobes.
- Rumpus room with separate study area.
- Ducted smart zone air-conditioning throughout
- Ceiling fans in all bedrooms and main living.
- Double secure garage with an additional parking space for a van, boat or trailer with side access.
- 11.25kw solar system with 25 panels on roof, each installed with an individual microinverter. Power generated and used can be monitored on Enlighten app
- Manicured gardens.
- 1,344m<sup>2</sup> fully fenced parcel of land.
- 2 Bay Shed with full power and lighting.
- Grand circular driveway.
- Additional off-street parking available.
- Close to schools, shops and transport.

- Elevated cul-de-sac position backing onto reserve parkland.
- Positioned a short walk to walking trails, South Pine River Reserve with Rosmarin Avenue Reserve and Park at end of street.
- Situated a short drive to Eatons Hill Hotel, Woolworths and Eatons Hill Village precinct where you can enjoy cafés, restaurants, shops, medical facilities and a supermarket.

#### SCHOOL CATCHMENT AREA

Eatons Hill State School

Albany Creek State High School

#### TRANSPORT

- Just a short walk to the nearest bus stop on Queen Elizabeth Drive. Catch bus 357/359 to CBD.

- Just a short walk to the nearest bus stop on Queen Elizabeth Drive near Saraband Drive. Catch Bus 338 to Albany Creek Leisure Centre, Aspley Hypermarket, Westfield Chermside.

#### 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, 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.

Located in the heart of Eatons Hill, you're just a short distance from all the essentials. The local grocer is just 1.5km away, Eaton's Hill State School is 1.9km from your doorstep, and the vibrant Eatons Hill Hotel and dining precinct is only a 5-minute drive.

This is a fabulous opportunity to buy into a much sought after pocket of the Country Club Estate.

For further details please contact Danny Cody on 0404 077 102.

**\*\* Disclaimer\*\*** This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.