

**63 Saraband Dr, Eatons Hill, QLD, 4037**

**Raine&Horne.**

**House For Sale**

Tuesday, 26 November 2024

63 Saraband Dr, Eatons Hill, QLD, 4037

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Spacious Family Home with Heaps of Storage!!

This outstanding family home, positioned on a roomy 721m2 block has been designed to offer the perfect blend of space, style and comfort. With spacious living zones, large bedrooms, heaps of storage options and 9ft ceilings. Just a short walk to the City bus stop, primary school and parklands.

On arrival to the property, head up the timber stairs to the large covered balcony. Enjoy the view and cooling Eatons Hill breezes. Head inside and be greeted with high ceilings & solid timber flooring.

The home offers a range of living spaces, including a spacious lounge featuring split system air-con & fan plus an office / kids retreat, that seamlessly leads to the kitchen and outdoor entertaining zones.

The kitchen offers heaps of storage options with double pantry, overhead cupboards & heaps of worktop space to prep your meals. Complete with a 4-burner electric cooktop, dishwasher, oven with separate grill & microwave nook.

The dining area is opposite, and can comfortably hold a 6-seater table. Sliding doors lead out to a second covered balcony which has views to the private garden. The garden with cubby house offers plenty of room for the kids to play on their trampoline and ample room for your fur-baby to run around and burn off some energy.

Back inside, the four well-sized bedrooms are located away from the living areas. The carpeted master suite with two double built-in-robos is complete with split system air-conditioning & fan plus a tiled ensuite with shower and vanity.

The further three bedrooms are all equally as spacious, all are carpeted and complete with built-in robes & fans. The family bathroom is large and is complete with bathtub, shower & vanity plus separate toilet.

There is no shortage of space in this well equipped home, with two large double linen cupboards, a generous laundry with space for the washing machine & dryer and not forgetting all the storage on the ground level!

For anyone with hobbies, the downstairs area is for you! Complete with a lock up two car garage with an additional office and storeroom to the back. The undercroft is an added bonus for those needing extra storage, with 3.2m of height in some areas. Keep as your storage area or maybe utilise the space to your advantage and build this in to create more living areas (STCA) the choice is yours!

The home has been upgraded to LED lighting, new fans & split system air-conditioning for all year round comfort.

Location is great too! Within walking distance to Chermshire & City Bus Stop, ample walking tracks & primary school and only a short drive to the Eatons Hill Village for your weekly shop.

If you can see yourself living here, contact the team today to organise a tour of the home!

Raine & Horne Eatons Hill / Albany Creek - Bonnie Worth: 0434 862 887 & Jane Knowles: 0484 120 208

To Summarise:

- 721m2 block
- 9ft ceilings throughout
- New LED lighting & fans
- Front balcony with views
- Lounge with split system air-con & fan
- Office / Kids retreat with fan
- Kitchen with electric cooktop, dishwasher & pantry
- Dining room with split system air-con

- Separate laundry with additional storage
- Master suite with two double BIR, air-con & fan
- Tiled ensuite with shower & vanity
- Bedroom 2 - 4 with BIR & fans
- Family bathroom with shower, bathtub & vanity and separate toilet
- Two double linen cupboards
- Covered entertaining area
- Fully fenced private garden
- Cubby house & veggie garden
- Double lockup garage
- Downstairs office & storeroom
- Large undercroft for additional storage - ranging from 2m - 3.2m high

Location:

- Eatons Hill State School - 1.2km
- Albany Creek State High School - 4.4km
- Genesis Christian College - 7.2km
- Eatons Hill Village - 2km
- Albany Creek Village - 3.4km
- Bus 358 - Chermside Interchange - 280m
- Bus 357 - 850m2
- HT Ireland Reserve - 450m
- Wantima Country Club - 2.2km
- Brisbane CBD - 20.6km
- Brisbane Airport - 28.8km