

Carindale, 8 Hatherton Crescent

SOLD BY JANE ELVIN

This lowset, brick and tile home offers a family friendly layout, located within the heart of Carindale in the highly sought after Fairways Estate. Situated metres away from the Hatherton Crescent Park the perfect extension to your own backyard and moments away from the vibrant Westfield Shopping Centre and championship Pacific Golf Course, this single-level home is perfect for downsizers and upsizes alike.

Set on a generous 760sqm block with a 26m frontage the home enjoys lovely street appeal and is sure to create a great first impression. Walk along the front path, through the double doors to be greeted by the formal lounge with room for the formal dining, an ideal place to sit with guests, offering a 2nd living room for families. The kitchen sits to the back of the home with the everyday living and TV room, encouraging the family to gather and keep connected. The tidy kitchen has great storage and bench space, dishwasher, corner pantry with a breakfast bench. The TV area has built in cabinetry ideal for a bar and room for the oversized couches. Through the sliding doors the oversized outdoor entertainment

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area offers plenty of space for gatherings of all sizes, flowing effortlessly to the backyard.

Back inside there are 5 generous bedrooms. The main bedroom is located in its own wing with a generous ensuite and walk in robe, positioned beside the 5th bedroom which would make a good nursery or home office with side access. The 3 other bedrooms are located on the opposite side of the layout, all with built-in wardrobes. The main bathroom has a separate bath, shower, and separate toilet. The laundry has been smartly designed with a built-in sewing area; it could even be used as a study desk if needed.

Home to the current and only owners for 28 years who designed the home around their family, creating a layout that would last through the years. Kids have come and gone, just like the grandkids with space and privacy for everyone. It's evident from the moment you walk through the front door that this home has not only been well loved, but also well maintained over the years. Many will love the rare, triple, side by side garage, a rarity these days. If you don't need 3 garage spaces, you can always use one for a workshop / gym or even home office.

Located moments from the renowned Pacific Golf Course (visible from the back patio) with world-class clubhouse and driving range; metres from the local park and playground, walking/cycling tracks and transport: minutes to the Metropool Shopping Village, Westfield Carindale and arterial roads; within catchment of the highly regarded Belmont Primary and Cavendish Road State High School, with easy access to Citipointe Christian College Brisbane Adventist College & San Sisto College. With outstanding proximity to major arterial roads including the Gateway, connection to the CBD, Airport, Bay, and Coasts work and play are never too far away.

Notable features of 8 Hatherton Crecent:

- 760sqm block with a 26m frontage
- Ducted air-conditioning throughout
- Brand new Carpets throughout
- 5 good sized bedrooms
- Main bedroom is almost within its own wing, beside the 5th bedroom or home office with side entry
- Oversized, main bedroom with a generous ensuite & walk in robe
- Main bathroom with separate bath & shower & a separate toilet
- Formal lounge & dining at the entry of the home
- The kitchen sits to the back of the home with the everyday living and TV room, encouraging the family to gather and keep connected.
- Tidy kitchen has great storage and bench space, dishwasher, corner pantry with a breakfast bench.
- TV area has built-in cabinetry ideal for a bar and room for the oversized couches
- Through the sliding doors the oversized, covered outdoor entertainment area offers plenty of space for gatherings of all sizes
- Triple, side by side garages
- Separate laundry with a built-in sewing table
- Moments from the renowned Pacific Golf Course (visible from the back patio) with world-class clubhouse and driving range
- Metres from the local park and playground, walking/cycling tracks and transport
- Minutes to the Metropool Shopping Village, Westfield Carindale, and arterial roads



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- Within catchment of the highly regarded Belmont Primary and Cavendish Road State High School
- With easy access to Citipointe Christian College Brisbane Adventist College & San Sisto College.
- Outstanding proximity to major arterial roads including the Gateway, connection to the CBD, Airport, Bay, and Coasts

To discuss this outstanding opportunity further please contact Jane Elvin or Joey Elvin.

More About this Property

Property ID	1EE7H31
Property Type	House
Land Area	760 m2
Including	Ensuite Study Ducted Cooling Dishwasher Workshop

Jane Elvin 0408 344 417

Principal - Sales & Marketing Consultant | j.elvin@ljhookerproperty.com.au

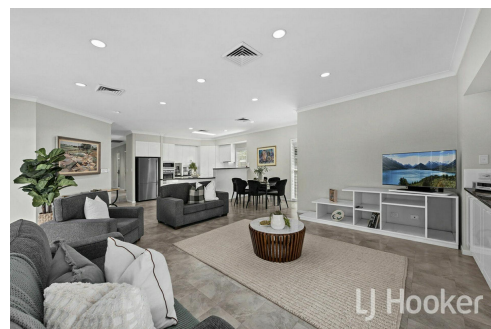
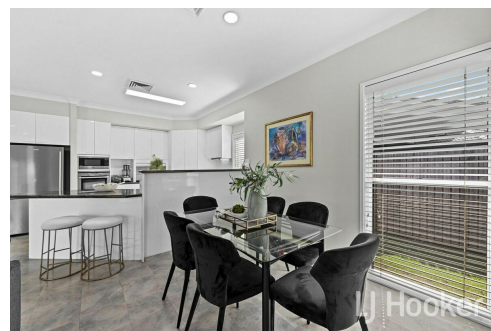
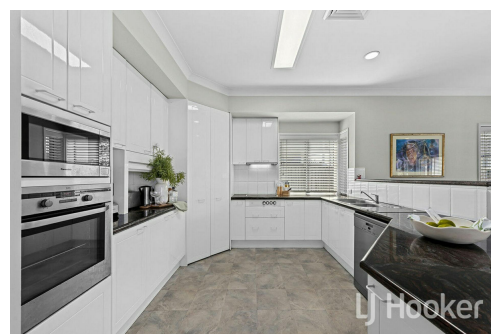
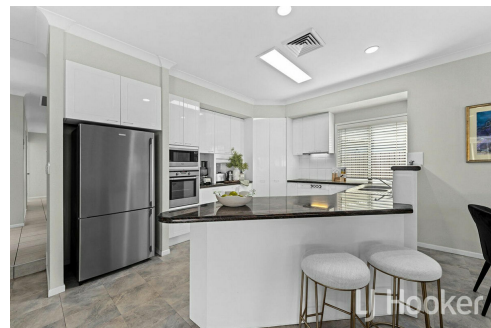
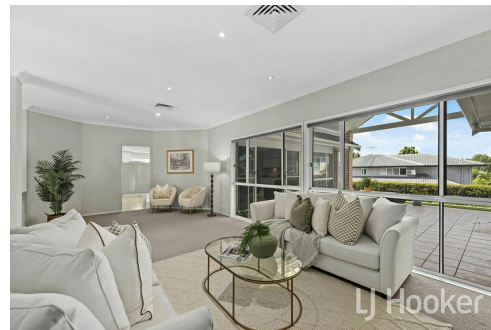
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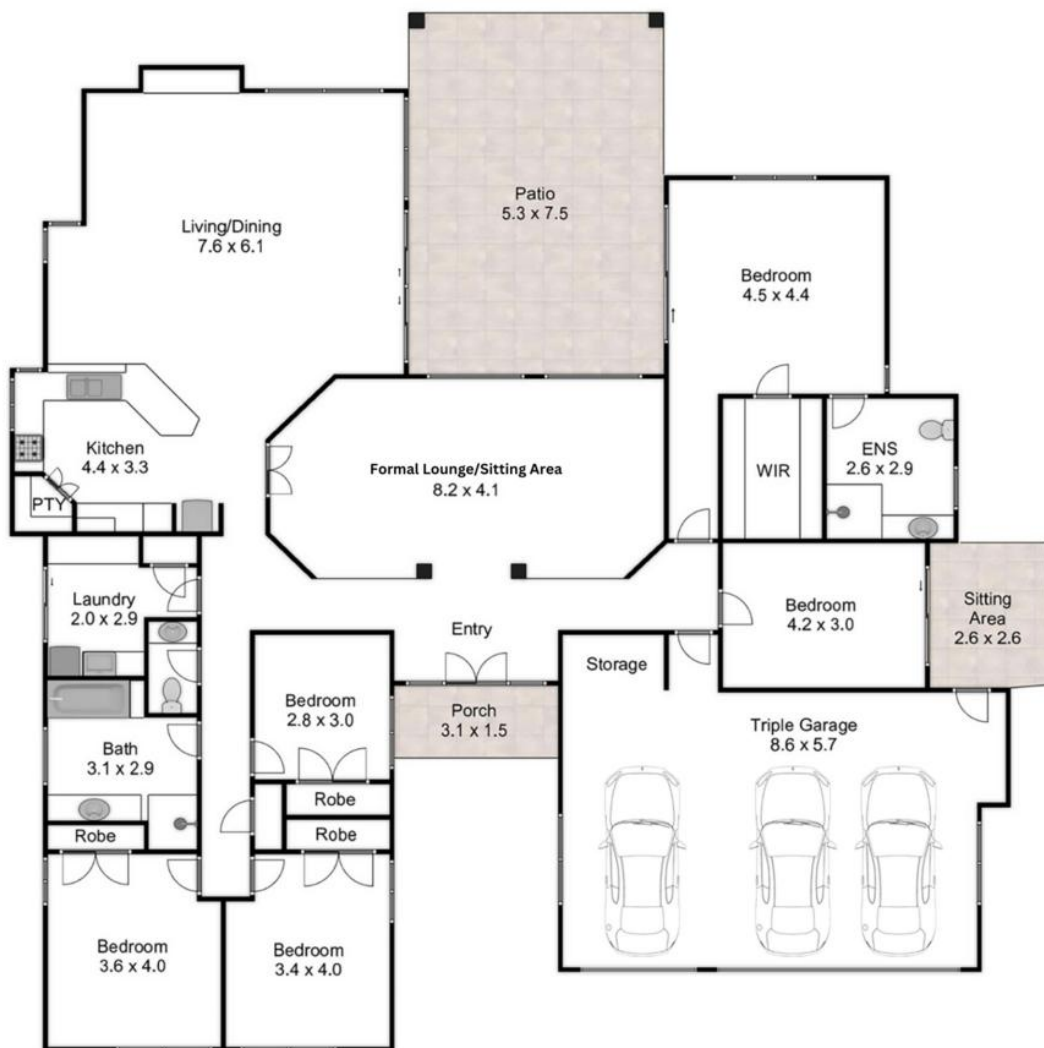
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Internal 286m² | External 45m² | Total 331m²

5 Bed 2 Bath 3 Car

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au



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