

## Eatons Hill, 11 Melia Court

LOW MAINTENANCE LIVING WITH MODERN FINISH & NO BODY CORP!

Spacious and modern, this low maintenance home offers unrivalled entry level value. Situated in a popular pocket of Eatons Hill with parks and city transport within easy walking distance, this one is sure to be popular.

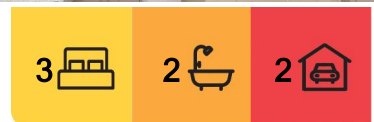
The functional floorplan offers an open plan layout combining the kitchen, dining and living while flowing seamlessly to the covered alfresco. Upstairs offers three spacious bedrooms, the master with walk-in robe and ensuite. There is an additional living space/study area upstairs as well adding to the space.

The low maintenance 321m2 block offers privacy & security with fully fence back yard, big enough for pets and kids to play.

An opportunity not to be missed.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Expressions Of Interest

**View**  
[ljhooker.com.au/1T9MF1H](http://ljhooker.com.au/1T9MF1H)

**Contact**  
**Jonathan Wein**  
0430 485 430  
[jwein.albanycreek@ljhooker.com.au](mailto:jwein.albanycreek@ljhooker.com.au)

**Bianca Reynolds**  
0427 554 665  
[thejonathanweinteam@ljhooker.com.au](mailto:thejonathanweinteam@ljhooker.com.au)

**LJ Hooker Albany Creek | Warner**  
**(07) 3264 9000**

Other features include;

- \* Three spacious bedrooms, main with ensuite, walk-in robe and balcony
- \* Study / Second living area
- \* Air conditioning
- \* Renovated downstairs powder room
- \* Open plan living
- \* Modern kitchen
- \* High ceilings throughout
- \* Large alfresco dining
- \* Low maintenance & secure back yard
- \* Double lock up garage with remote door and storage space
- \* 321m2 Block

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Albany Creek | Warner also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."

## More About this Property

<b>Property ID</b>	1T9MF1H
<b>Property Type</b>	House
<b>Land Area</b>	321 m <sup>2</sup>
<b>Including</b>	Ensuite Study Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes

**Jonathan Wein 0430 485 430**

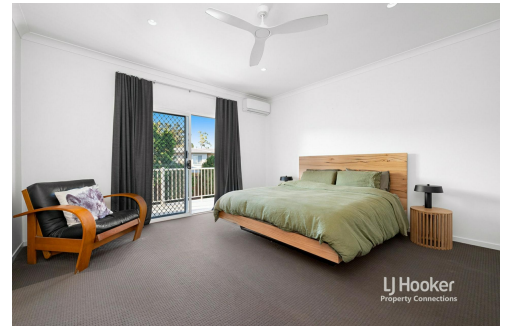
Sales Consultant | [jwein.albanycreek@ljhooker.com.au](mailto:jwein.albanycreek@ljhooker.com.au)

**Bianca Reynolds 0427 554 665**

Sales Consultant " The Jonathan Wein Team |  
[thejonathanweinteam@ljhooker.com.au](mailto:thejonathanweinteam@ljhooker.com.au)

**LJ Hooker Albany Creek | Warner (07) 3264 9000**

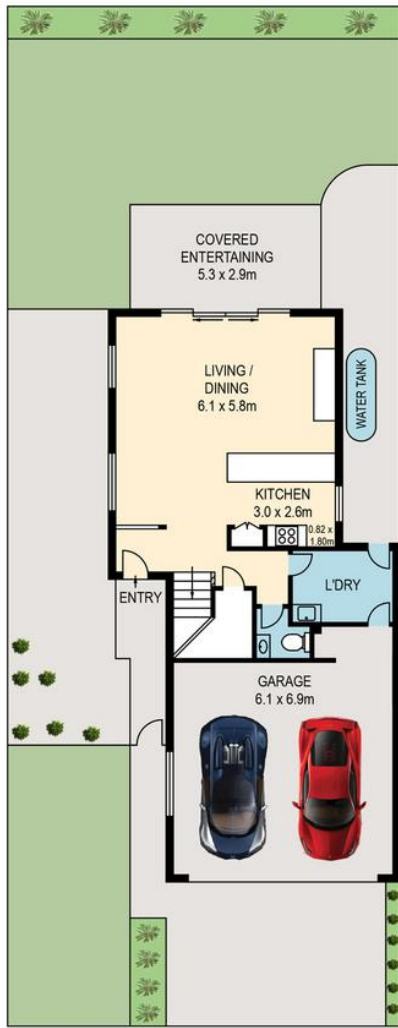
Shop 5, 25 Ferguson Street, ALBANY CREEK QLD 4035  
[albanycreek.ljhooker.com.au](http://albanycreek.ljhooker.com.au) | [albanycreek@ljhooker.com.au](mailto:albanycreek@ljhooker.com.au)



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LOWER LEVEL



UPPER LEVEL



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
 All information contained herein is gathered from sources we believe to be reliable.  
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internal 179sqm  
 external 24sqm  
 total 203sqm



11 MELIA COURT

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