



## Eatons Hill, 13 Bettina Court

### PRIVATE ENTERTAINER WITH POOL, VIEWS AND VERSATILE LIVING

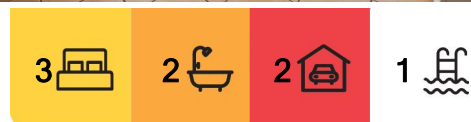
Positioned at the end of a quiet cul-de-sac in one of Eatons Hill's most desirable pockets, this spacious family home offers a lifestyle of comfort, functionality, and relaxed entertaining on a generous 720m2 block. Minutes from local schools, shops and transport, this residence delivers the perfect setting for growing families.

Arriving at the front of the home, you're immediately drawn to the expansive verandah where elevated views stretch across Eatons Hill, offering a serene spot to enjoy gentle afternoon breezes and breathtaking sunsets.

Step inside to discover a flowing floor plan with multiple internal living zones, including a formal lounge, open-plan family and meals area. At the heart of the home, the centrally located kitchen enjoys views to the outdoor entertaining area and pool, and comes complete with a breakfast bar, quality appliances, and ample storage.



**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**  
By Appointment

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

The master bedroom is privately positioned and features a walk-in robe and a well-appointed ensuite. Two additional bedrooms include built-in wardrobes and are serviced by a family bathroom with separate bath and shower. The home also offers plantation shutters, ceiling fans and security screens throughout for added comfort and peace of mind.

Ready to impress? The property comes with a generously sized rumpus room. Complete with a built-in bar and seamless connection to the show-stopping Balinese inspired entertaining area, this is a home where weekends were made to be enjoyed - whether you are hosting guests or simply unwinding by the pool.

A double lock-up garage, side access, and a fully fenced backyard complete the package - making this a move-in-ready home that ticks all the boxes.

#### Property Features:

- \* Multiple living zones including formal lounge and open-plan family/ meals area
- \* Central kitchen with breakfast bar, ample storage and quality appliances
- \* Master bedroom with walk-in robe and private ensuite
- \* Two additional bedrooms with built-in robes and ceiling fans
- \* Dedicated home office space - ideal for remote work or study
- \* Family bathroom with separate shower and bathtub
- \* Separate toilet for added family convenience
- \* Large internal laundry with external access
- \* Huge Balinese style entertainment area with access to rumpus room featuring built-in bar
- \* Sparkling in-ground pool with landscaped surrounds
- \* Front veranda with stunning views overlooking Eatons Hill - perfect for afternoon canapés
- \* Plantation shutters throughout
- \* Extensive amount of storage options throughout the home including built-in cupboards and additional storage rooms
- \* Security screens throughout and solar
- \* Double remote garage with workshop or storage room beneath house
- \* Fully fenced 720m2 block with side access - convenient for trailers, boats or additional vehicles
- \* Established gardens with mature trees for privacy
- \* Water tank for gardens and outdoor use
- \* Solar panels to reduce energy bills

#### Location Highlights:

- \* 1.1km to Eatons Hill State School
- \* 1.6km to Eatons Hill Village Shopping Centre & Eatons Hill Hotel
- \* 350m to local parks and walking trails
- \* 2.5km to South Pine Sports Complex
- \* 5.8km to Albany Creek State High School
- \* 10km to Westfield Chermside
- \* 22km to Brisbane CBD

Homes in quiet cul-de-sac locations with this level of privacy and space are rarely offered, especially with these views. If you've been waiting for the perfect family upgrade, 13 Bettina Court could be your forever home.



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"LJ Hooker Property Connections 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

Property ID	1TRUF1H
Property Type	House
Land Area	720 m2
Including	Ensuite Study Air Conditioning Toilets (3) Pool Deck Dishwasher Floorboards Built-in-Robes Solar Panels Water Tank

**Jason Wagner 0457 704 071**

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0 1 2 3 4 5  
SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
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Internal 208sqm  
External 103sqm  
Total 311sqm



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