



## Eatons Hill, 153 Saraband Drive

### MAJESTIC LEAFY OUTLOOK ON 800M2 + RESORT-STYLE POOL

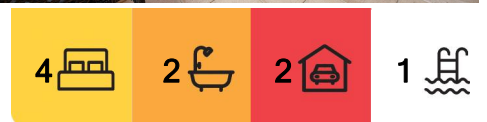
Set on an elevated 800m2 block in a leafy pocket of Eatons Hill surrounded by nature, this 4-bedroom family home offers elegance, space and beautiful suburban views, all just minutes from local schools, shopping precincts and amenities.

Designed for effortless living across two levels, this home provides the perfect balance of relaxation and entertainment for the whole family.

On the lower level, a versatile study or fifth bedroom offers flexibility for guests or a home office. Multiple living spaces include a formal living and dining room, as well as a separate family and meals area, ensuring there is plenty of space for the whole family. The well-appointed kitchen features a Smeg oven and hob, ample bench and cupboard space and a large breakfast bar, perfect for casual dining. Two doors open onto the expansive covered entertaining area which overlooks the sparkling in-ground pool, creating a seamless



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**For Sale**  
Offers over \$1.25mil

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[ljhooker.com.au/1TN2F1H](http://ljhooker.com.au/1TN2F1H)

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indoor-outdoor flow that makes entertaining effortless all year round.

Upstairs, four generous over-sized bedrooms have built-in robes, with the main bedroom boasting an expansive walk-in robe and a contemporary ensuite. Two of the bedrooms feature gorgeous bay windows, allowing natural light to stream in while offering an attractive leafy outlook to the koala corridor across the street. The family bathroom is modern and well equipped, complete with a separate bathtub for added convenience. The upstairs retreat features a separate living room, providing the perfect space for kids to unwind, play, or enjoy their own entertainment - offering a little extra peace and privacy for the whole family.

Outside, the large covered entertaining area is ideal for hosting family and friends for BBQs and get togethers, while the kids play in the resort-style pool. Featuring a luxurious waterfall and spa jets, this tranquil space invites you to unwind in style.

Additional features of the home include ducted air conditioning for year-round comfort, well maintained gardens with an irrigation system, and a solar hot water system for energy efficiency. This magnificent home is one not to be missed.

For more information contact Samantha Bonnici on 0427 554 665.

#### Property Features:

- \* 4 bedrooms with built in robes
- \* Study/ 5th bedroom
- \* Spacious main bedroom with walk-in robe and contemporary ensuite
- \* Modern family bathroom with separate bathtub
- \* Ducted air conditioning
- \* Large well-appointed kitchen with Smeg oven & hob, ample bench and cupboard space, breakfast bar
- \* Fully tiled downstairs, near-new carpets upstairs
- \* Formal living and dining room
- \* Family room with meals area
- \* Additional living room/ rumpus room upstairs
- \* 2.5 bathrooms
- \* Large undercover alfresco entertaining area
- \* 2 car remote garage PLUS off street parking
- \* Solar hot water system
- \* Internal laundry
- \* Tinted windows and security screens throughout
- \* Sparkling inground self-cleaning pool (21,000L) with waterfall, sun pods and spa jets
- \* Well maintained gardens with irrigation system
- \* Set on an elevated 800m2

#### Location:

- \* 450m to city bus
- \* 1.9km to Eatons Hill State and 5.3km to Albany Creek State High catchment schools
- \* 1.9km to local shops - IGA, bakery, bottle shop
- \* 3km to Eatons Hill shopping, entertainment and dining precinct
- \* 2.7km to South Pine Sports Complex
- \* 3km to Wantima Golf Course



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\* 5.6km to Bunnings

\* 11.9km to Westfield Chermside

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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

<b>Property ID</b>	1TN2F1H
<b>Property Type</b>	House
<b>Land Area</b>	800 m2
<b>Including</b>	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Pool Dishwasher Built-in-Robes Fully Fenced Remote Garage

**Samantha Bonnici 0427 554 665**

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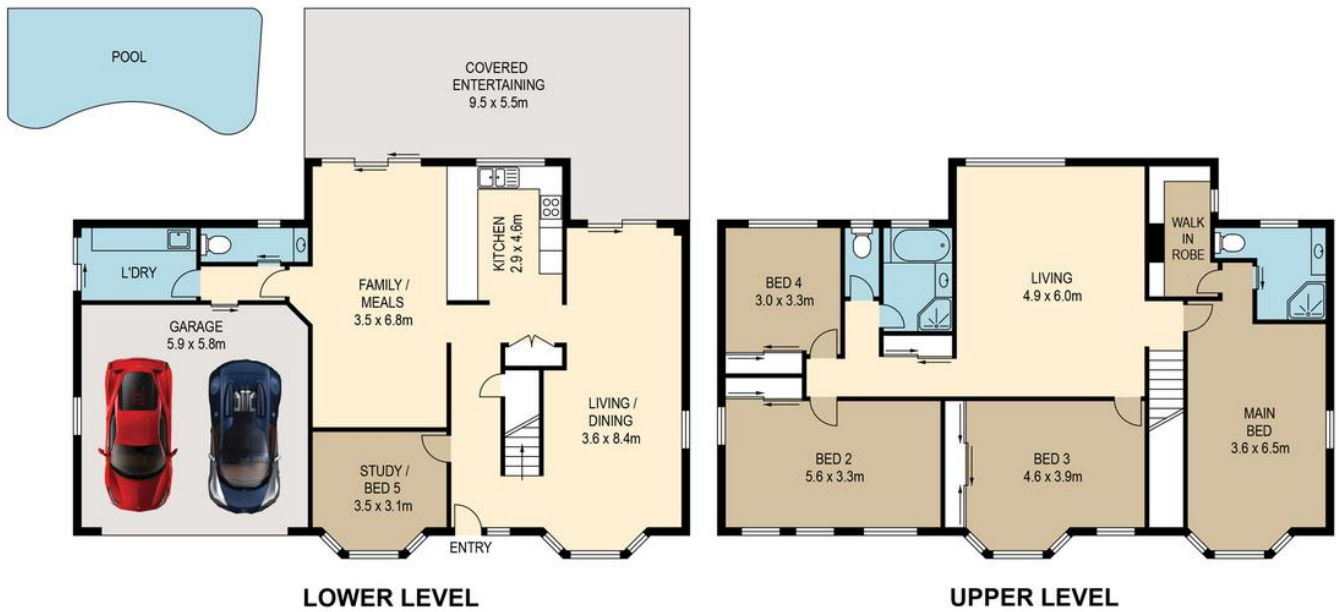
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
 All information contained herein is gathered from sources we believe to be reliable.  
 However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

internal 269sqm  
 external 41sqm  
 total 310sqm



153 SARABAND DRIVE

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