







4 Troy Court, Eatons Hill

TRIPLE THE COMFORT, VERSATILE TRI-LIVING IN EATONS HILL

Tucked away in a quiet cul-de-sac, this exceptional tri-living residence delivers rare flexibility without compromising on comfort or lifestyle. Designed to adapt as life evolves, this is a home that truly grows with you - offering multiple independent spaces across two levels, plus a fully self-contained granny flat.

Positioned in an elevated pocket, the home enjoys a pleasant outlook across Eatons Hill from the front - welcoming breezes and a sense of openness that immediately sets the tone.

On the lower level, you're welcomed by a spacious entry, dedicated study and a generous multipurpose zone complete with its own kitchenette and eating area - ideal for a home business, extended family, a teenage retreat or guest accommodation. It's a level that offers separation and privacy, while still feeling connected to the main residence.

Upstairs, a beautiful timber staircase leads you into the heart of the home. The kitchen, living and dining areas come together in a light-

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FOR SALE
INVITING ALL OFFERS!

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Interested parties must rely solely on their own enquiries.

filled open-plan design that encourages everyday connection. From the dining space, sliding doors open out to the expansive outdoor entertaining area - overlooking the sparkling pool and backyard - creating a seamless indoor-outdoor lifestyle perfect for Queensland living.

This upper level also hosts three well-sized bedrooms, all serviced by a central main bathroom, with air conditioning and ceiling fans throughout ensuring year-round comfort.

Completing the tri-living appeal is the fully self-contained granny flat. Privately positioned, it features its own bedroom, ensuite, living area and kitchenette in a studio-style layout, complete with air conditioning - ideal for multi-generational living, independent family members, guests or potential additional income.

Located in sought-after Eatons Hill, you're just moments from local parks, quality schools, walking tracks and the vibrant Eatons Hill Hotel - offering dining, entertainment and a true sense of community close to home.

Feature's you will love:
- Rare tri-living design offering genuine flexibility
- Elevated position with front-facing Eatons Hill outlook
- Three distinct living zones across the property
- Open-plan kitchen, living & dining filled with natural light
- Seamless connection to expansive outdoor entertaining
- Sparkling in-ground pool overlooking the backyard
- Private, self-contained granny flat with air conditioning
- Lower-level study and multipurpose room with kitchenette
- Generous backyard space with room for kids and pets
- Quiet cul-de-sac location in a sought-after pocket
- Air conditioning & ceiling fans throughout for year-round comfort
- Ideal for multi-generational living or work-from-home flexibility
- Potential dual-income opportunity with granny flat
- Multiple Parking options with room for the caravan, trailer or boat.

Location Highlights:
- minute drive to Eatons Hill Marketplace for everyday essentials
- minute drive to Everton Park State School and local schooling options
- minute drive to Eatons Hill Hotel for dining, drinks, and live entertainment
- minute drive to Westfield Chermside for major retail and lifestyle needs
- minute drive to Brisbane CBD for work, dining, and city convenience
- Close to local parks, walking tracks and recreational facilities for active family living

A versatile home designed for modern families who value space, flexibility and lifestyle - 4 Troy Court is an opportunity that rarely comes along.

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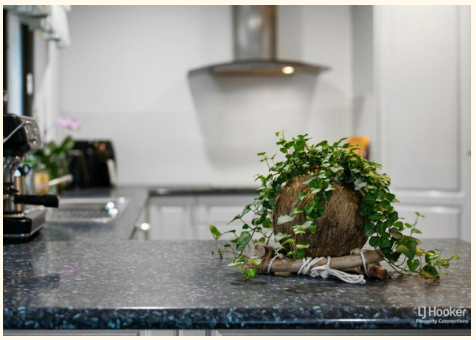
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MORE DETAILS

Property ID	1U7BF1H
Property Type	House
Land Area	1065 m2
Including	Ensuite Air Conditioning Toilets (3) Pool Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels Water Tank

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All dimensions are approximate; they may be subject to errors and inaccuracies, and no liability will be accepted.
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