



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!

**VIEW**  
Sat 16th May @ 10:00AM - 10:30AM

**AGENTS**  
Jason Wagner  
0457 704 071  
jwagner.albanycreek@ljhooker.com.au  
Charly Wagner  
thejasonwagnerteam@ljhooker.com.au

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

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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.

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."

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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

### Jason Wagner 0457 704 071

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

### Charly Wagner

Sales Consultant - The Jason Wagner Team |  
[thejasonwagnerteam@ljhooker.com.au](mailto:thejasonwagnerteam@ljhooker.com.au)

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

699 Albany Creek Road, 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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