



46 Saraband Drive, Eatons Hill

Elevated Family Living on a Rare 838sqm Block

Positioned on an elevated 838sqm block in one of Eatons Hill's most sought-after pockets, this beautifully presented lowset brick home offers the perfect combination of space, comfort and convenience for growing families.

Set well above the street and capturing a lovely leafy suburban outlook, the home enjoys a commanding position while providing an abundance of usable outdoor space. The substantial block boasts both a generous front yard and a fully fenced, family-friendly backyard, creating the ideal environment for children and pets to play safely.

Inside, the home is move-in ready and exceptionally well maintained. A spacious lounge and dining area provides a welcoming hub for everyday living, while the neat and functional kitchen offers an electric cooktop and oven, breakfast bar, and an abundance of bench space and storage. The kitchen and living areas connect seamlessly to the covered alfresco entertaining area, making indoor-outdoor living and entertaining effortless.

Accommodation includes three generous bedrooms, all complete with

3  1  2 

FOR SALE

Offers over \$1,050,000

VIEW

Sat 13th Jun @ 10:30AM - 11:00AM

AGENTS

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AGENCY

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built-in wardrobes. A practical two-way family bathroom features a shower, bath and separate toilet, catering perfectly to family living.

Additional features include a double remote lock-up garage, brand new carpet, air-conditioning, security screens and ceiling fans throughout.

The location is outstanding. Families will appreciate being just minutes from Eatons Hill State School, Eatons Hill Village Shopping Centre, local parks and walking tracks, while the retail, dining and service precinct of Albany Creek is also just moments away.

Offering immediate comfort, exceptional outdoor space and a highly desirable location, this is a wonderful opportunity for families, first home buyers and investors seeking a quality home in a thriving community.

Things Buyers Will Love:

- Elevated 838sqm block with leafy outlook
- Well-presented lowset brick home
- Huge front and rear yards
- Fully fenced family-friendly backyard
- Spacious lounge and dining area
- Covered alfresco entertaining space
- 3 generous bedrooms with built-in robes
- Brand new carpet throughout
- Air-conditioning, fans and security screens
- Double remote lock-up garage
- Minutes to Eatons Hill Village, schools and Albany Creek amenities

Whether you're looking for your first home, a place to raise a family, or a quality investment, this outstanding property delivers the lifestyle and future potential that buyers are seeking. Contact Daniel Waters today to arrange your inspection.

Quick Facts...

Land Size: 838sqm

Aspect: South/East facing

Year Built: Circa 1992

Council Rates: \$661.77/Qtr

School Catchments: Eatons Hill State School and Albany Creek State High School

Market Rent Assessment: \$700-750 per week approx.

Occupancy Status: Vacant (ready to move into or rent out)

Building and Pest Report: Yes, available to those who have inspected

DISCLAIMER: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.

MORE DETAILS

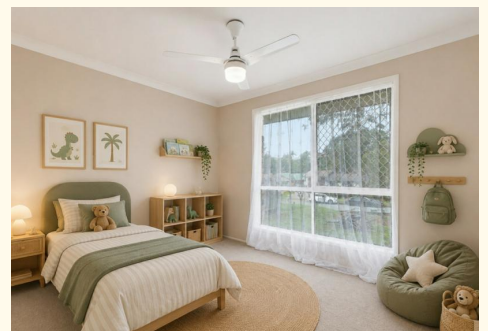
Property ID 3CFEF1R
Property Type House
Land Area 838 m2

Daniel Waters 0412 847 849

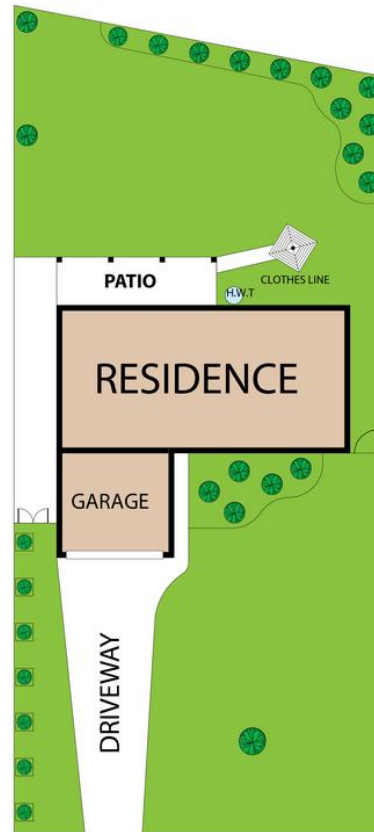
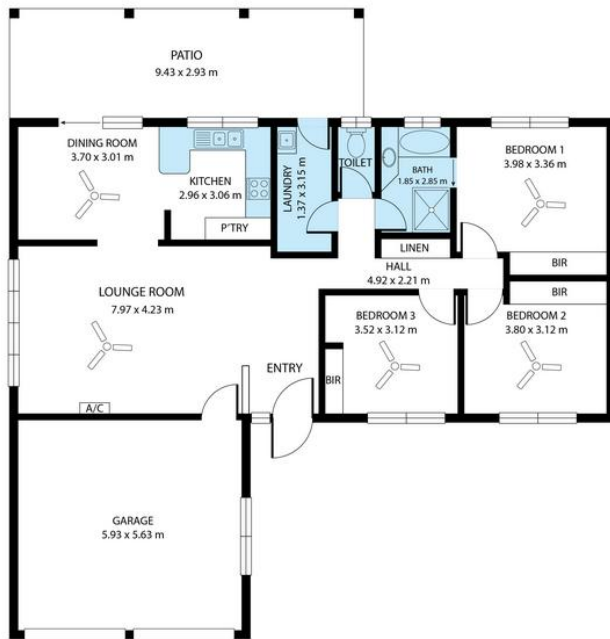
Business Owner, Sales Consultant and Registered Valuer |
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46 Saraband Drive, Eatons Hill, Queensland, 4037

TOTAL APPROX. FLOOR AREA 153 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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