



5 Confluence Court, Eatons Hill

Where Effortless Lifestyle Meets Intelligent Design

Step through the craftsmen timber doors, let them close behind you and settle into a home that feels welcoming from the moment you arrive.

Designed for family life, relaxed breakfasts, busy afternoons, easy entertaining and evenings together in Brisbane's balmy Spring. The open-plan living and dining area flows seamlessly to the outdoor alfresco, creating a place for barbecues, pizza nights, long lunches perfect for sharing with family and friends.

For families, practicality is the name of the game - the things that make everyday life easier are all here. Storage has been meticulously thought through, with generous cabinetry throughout the home and standing height loft storage area that gives you room for the things a family accumulates over time.

Watch the family cook's eyes light up when they enter this tastefully designed kitchen complete with ample bench space, a walk-in pantry, gas cooking and the ability to remain part of the conversation while prepping delicious family meals!

4 2 2

FOR SALE

For Sale

VIEW

By Appointment

AGENTS

Wayne Cornell

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AGENCY

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Spacious bedrooms are thoughtfully separated for privacy, while the impressive master suite provides an expansive retreat - perfect for those staycations you're dreaming about.

In these times of soaring electricity costs having a 5kW solar system with 10kWh battery storage has provided its present owners with self-generated bill free power since it was installed in mid-2023 with the account currently running in credit! Turning on those aircon units without a second thought, this will be your new normal.

Located in a quiet cul-de-sac within Eatons Hills leafy Riversedge Estate, there's convenient access to local schools, parkland, shopping, medical services, Wantima Golf Course and the Eatons Hill precinct.

Built with care by a private builder and meticulously maintained, 5 Confluence Court offers something increasingly hard to find - a unique home that feels special without feeling precious, and spacious without being complicated. This could be the gem your family has been looking for!

A home of this calibre is more than a place to live; it is an investment in quality, comfort and lifestyle. 5 Confluence Court presents an extraordinary opportunity to secure one of Eatons Hill's finest family residences.

Arrange a private inspection and come and experience it for yourself.

- A beautiful portico entrance with classic timber gates and stone fae
- Two living zones, spacious bedrooms with floor to ceiling storage, a practical designer layout and outdoor entertaining that connects naturally with the main living space
- Stacker sliding doors to alfresco entertaining area opening to a water feature display
- Full-height cabinetry (9' ceilings) in the main corridor, generous bedroom storage, walk-through master robe, laundry storage and standing-height loft storage above the garage to provide clutter free living.
- Stunning natural granite benchtops, Bosch appliances, 900mm cooktop, walk-in pantry, generous cabinetry and a servery to the patio
- 8-foot ceilings, 8-foot doors, sound-insulated master suite walls, air conditioning to main living areas and the master suite and ceiling fans in all living areas.
- Huge double ensuite (vanity and shower) beautifully tiled floor to ceiling
- Large main bathroom beautifully tiled floor to ceiling, shower, large bath tub, vanity unit/hand basin, with external vanity area outside the bathroom and separate toilet room (externally ducted exhaust fan)
- Security screens to all external doors & windows
- Quality hardwood timber side gates
- External garden & tool shed 2.3m X 2.1m on cement slab base.
- 5kW solar, 10kWh battery storage and solar hot water, supporting substantially power grid independence for SE Queensland's warm summers.
- Security screens, alarm, security cameras and doorbell system, remote double garage, 5,000 litre rainwater tank and fully fenced, low-maintenance gardens and lawns.

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MORE DETAILS

Property ID	1UG0F1H
Property Type	House
House Size	274 m2
Land Area	624 m2
Including	Ensuite Study Air Conditioning Toilets (2) Alarm Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels Water Tank

Wayne Cornell 0410 405 031

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Property Connections

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4 2 2 274m² 623 m²

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