

7 Manchester Court, Eatons Hill

RARE ACREAGE OPPORTUNITY ON 6,500M2 WITH CREEK BACKDROP - RENOVATE, REIMAGINE, REWARD

Welcome to 7 Manchester Court, Eatons Hill, a rare acreage-style offering set on an expansive and level 6,500m2 block, delivering space, privacy, and outstanding potential in one of the area's most tightly held pockets.

Positioned at the back of Eatons Hill in a quiet cul-de-sac, this property offers a peaceful, semi-rural lifestyle while still being close to everyday amenities. The setting is truly special, with a natural creek running along the side boundary, creating a tranquil backdrop, added privacy, and a beautiful connection to nature rarely found in suburban properties.

The land is the true hero, flat, fully usable, and incredibly versatile. Whether you envision a sprawling family estate, landscaped gardens, outdoor entertaining zones, or simply space for kids and pets to roam, this block provides the perfect blank canvas. Opportunities of this size and usability are becoming increasingly scarce in Eatons Hill.

6 3 5

FOR SALE
FOR SALE

VIEW

Tue 7th Apr @ 4:30PM - 5:00PM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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The existing home is a solid, single-level brick residence offering approximately six bedrooms and a flexible layout. While it does require renovation and updating throughout, the property is currently liveable, allowing you to move in while planning your transformation.

Inside, the home includes multiple living areas and two bathrooms, all ready for a refresh to bring them in line with modern standards. This is a genuine value-add opportunity ideal for renovators or buyers looking to create a custom lifestyle property.

Adding further appeal is the large rear shed, complete with its own bathroom and separate driveway access. Perfect for tradies, storage, workshops, or potential dual-living options (STCA), this space adds flexibility and future potential.

With its unique combination of usable acreage, peaceful creekside setting, and renovation upside, this is a rare chance to secure a lifestyle property with an incredible scope.

Key Features:

- Expansive 6,500m² flat, fully usable block
- Peaceful creek running along the rear boundary
- Quiet, private cul-de-sac at the back of Eatons Hill
- Solid single-level brick home - currently liveable
- Significant renovation potential to add value
- Approx. six bedrooms with flexible layout
- Two bathrooms in the main residence needing redone
- Multiple living areas ready for transformation
- Large shed with bathroom and separate access
- Endless potential to create a premium lifestyle property

Opportunities like this are few and far between secure your slice of acreage living and unlock the full potential of this unique property.

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."

"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 DETAILS

| | |
|---------------|---|
| Property ID | 1U9KF1H |
| Property Type | House |
| Land Area | 6500 m ² |
| Including | Air Conditioning Toilets (3) Fire Place Built-in-Robes Fully Fenced |

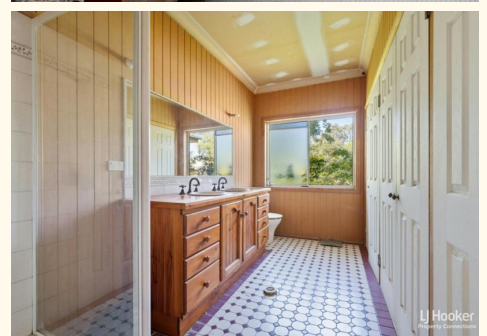
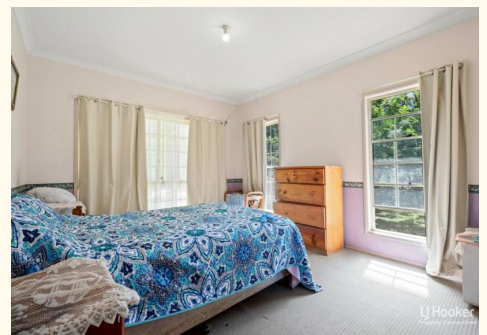
Rebecca Blewitt 0468 344 533

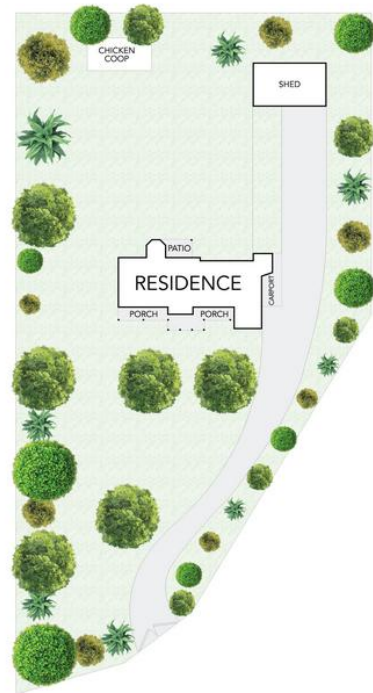
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All dimensions are approximate; they may be subject to errors and inaccuracies, and no liability will be accepted. Plans are shown for marketing purpose only.

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  3
  4
  307m²

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