



9 Avandel Court, Eatons Hill

## Refined Family Living in a Private Eatons Hill Cul-de-Sac

Welcome to 9 Avandel Court, Eatons Hill, a newly renovated residence where contemporary luxury meets effortless family living. Set within a tightly held and whisper-quiet cul-de-sac, this exceptional home showcases a thoughtful transformation, with every detail carefully curated to enhance comfort, style, and seamless entertaining.

Positioned on a generous 1000m2 block, the home reveals an expansive and versatile layout designed with modern families in mind. Offering four spacious bedrooms, a double lock-up garage, and the added advantage of a side-access double carport, the property provides outstanding flexibility for families with multiple vehicles, boats, or caravans.

Multiple living zones provide both connection and retreat, while the considered floorplan allows for effortless flow between indoor and outdoor spaces - perfect for both relaxed everyday living and sophisticated entertaining.

Step inside to discover beautifully refreshed interiors, where natural light, refined finishes, and a calming neutral palette create an

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**FOR SALE**  
FOR SALE

**VIEW**

Wed 29th 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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immediate sense of warmth and elegance. At the heart of the home lies a stunning, newly appointed kitchen, complete with quality appliances, expansive bench space, and abundant storage all perfectly positioned to overlook the living areas and outdoor entertaining zone.

Every aspect of the renovation reflects a clear vision: to create a home that caters to growing families while also delivering an elevated entertaining experience.

#### Property Features:

- Newly renovated throughout with a focus on quality, comfort, and modern style
- Expansive, flexible floorplan with multiple living, dining, and family zones
- Designer kitchen featuring premium appliances, breakfast bar, and generous storage
- Four bedrooms
- Luxurious master retreat with walk-in robe and private ensuite
- Beautifully updated main bathroom with a functional family-friendly layout
- Covered outdoor entertaining area designed for year-round gatherings
- Large, level backyard with space for future enhancements
- Double lock-up garage plus additional side-access double carport
- Ample off-street parking for additional vehicles, trailer, or caravan
- Landscaped, low-maintenance gardens enhancing the home's street appeal

#### Lifestyle & Location:

Enjoy a lifestyle of convenience and tranquility, just moments from everything Eatons Hill has to offer. Families will value the proximity to quality schools, childcare centres, and lush parklands, while nearby walking tracks and recreational spaces provide endless weekend enjoyment.

A short drive connects you to local shopping precincts, cafés, and dining options, with easy access to major arterial roads ensuring a smooth commute to Brisbane CBD and surrounding suburbs.

Whether you're upsizing, investing, or securing your forever home, 9 Avandel Court represents a rare opportunity to acquire a beautifully renovated residence in a highly sought-after enclave.

#### 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

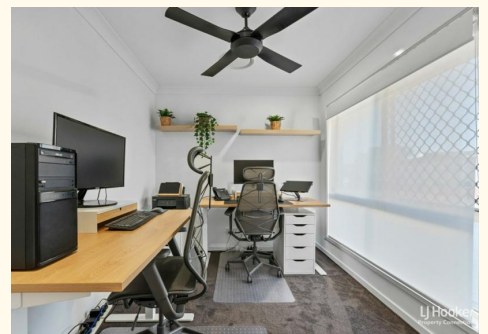
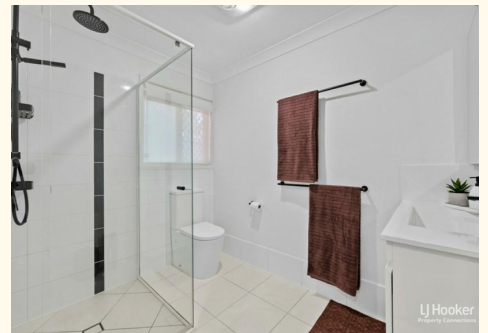
Property ID 1UB7F1H  
Property Type House  
Land Area 1000 m2  
Including Ensuite  
Study  
Air Conditioning  
Toilets (2)  
Dishwasher  
Built-in-Robes  
Fully Fenced

**Rebecca Blewitt 0468 344 533**

Sale Consultant | [rebecca.blewitt@ljhooker.com.au](mailto:rebecca.blewitt@ljhooker.com.au)

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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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  180m<sup>2</sup>

*Bec Blewitt*  
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