



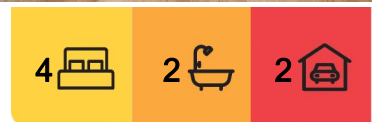
Eatons Hill, 9 Diana Court

Modern Family Home in a Peaceful Cul-de-Sac

Positioned at the top of a peaceful cul-de-sac, 9 Diana Court, Eatons Hill proudly occupies a usable 745m² block - the perfect haven for families seeking effortless living without compromise.

Whether it's space to park the boat or caravan, multiple living zones for a growing family, a cosy firepit for marshmallow nights, the ideal setting for dinner parties, or simply a quiet spot to enjoy your morning coffee in the warming sun - this home truly offers it all.

Step inside and you're greeted by a light-filled, open-plan design. The beautifully renovated kitchen is the heart of the home, showcasing stone benchtops, soft-close drawers, a brand-new dishwasher, induction cooktop, steam microwave, and more cupboard space than you could ever need. Its seamless connection to both the backyard and the living/dining zones makes entertaining and everyday living a breeze.



For Sale
Inviting All Offers

View
By Appointment

Contact
Samantha Bonnici
0427 554 665
sbonnici.albanycreek@ljhooker.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Albany Creek | Warner
(07) 3264 9000

A second living area provides flexibility as a home theatre, playroom, or oversized office - perfect for modern family life.

Step down the hallway where you will find the master suite with walk-in robe and ensuite, along with three additional generously sized bedrooms with built-ins, a family bathroom, and laundry.

Features:

- 4 Generous sized bedrooms - master with ensuite and walk in robe
- Built-in robes
- Modern chef sized kitchen
- Security screens
- Ducted air conditioning with zoning
- 11kw solar system
- Floating floors
- Stone benchtops
- Elevated views from the rear
- Ceiling fans for year-round comfort
- Landscaped gardens with plenty of space
- Room for a future pool
- Garden shed
- Additional on street parking

Location:

Within walking distance to Eatons Hill State School, H.T. Ireland Reserve, Eatons Hill Community Kindy and IGA, and only a short drive to Eatons Hill Shopping Village, Woolworths, Albany Creek High School and South Pine Sports Complex - all just 18km from the Brisbane CBD.

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."



LJ Hooker Albany Creek | Warner
(07) 3264 9000

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

Property ID	1TVUF1H
Property Type	House
Land Area	745 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

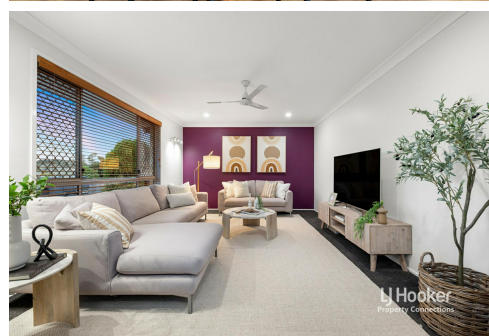
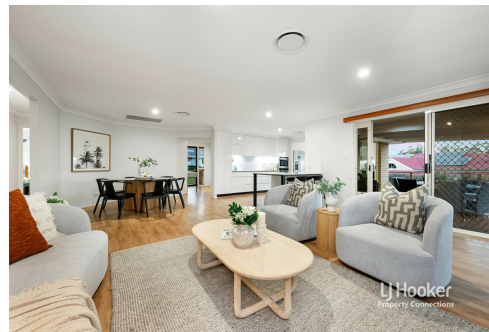
Samantha Bonnici 0427 554 665

Sales Consultant | sbonnici.albanycreek@ljhooker.com.au

LJ Hooker Albany Creek | Warner (07) 3264 9000

699 Albany Creek Road, ALBANY CREEK QLD 4035

albanycreek.ljhooker.com.au | albanycreek@ljhooker.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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



0 1 2 3 4 5 SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

internal 194sqm
external 28sqm
total 222sqm



9 DIANA COURT

Created by RealScope®
www.realscope.com.au