



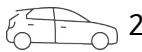
## Exceptional Home Full of Character & Charm



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## 8 Atlas Court, Eatons Hill

Sold for \$965,000 (Apr 19, 2024)

Welcome to 8 Atlas Court, an exceptional home full of character and charm.

Boasting an unbeatable location, with three inviting bedrooms, spacious garden and a large in-ground pool, it's the epitome of comfortable and convenient living.

There is much to love about this home; it's not your typical cookie cutter abode, this home offers you something unique with its high raked ceilings and polished concrete floors on the ground level, glass sliding doors off the living and dining allow tons of natural light to fill the space and creates a very homely environment.

The farmhouse style kitchen is conveniently positioned to the rear of the home, with views to the in-ground pool. Offering heaps of storage and worktop space, 4 burner electric cooktop, wall oven and dishwasher. Alongside the kitchen you will find a separate family room which could be used as an office, play room or guest bedroom if required.

The laundry and powder room are conveniently located, with ease of access to the garden, pool & washing line.

One of the main features to this home is the stunning void which overlooks the open plan living area, adding drama, light and natural ventilation. Three bedrooms are off the walkway,

**Property ID:** L16487680

**Property Type:** House

**Garages:** 1

**Open Parking:** 1

**Land Area:** 744.0 sqm

**Bonnie Worth**

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the master suite features split-system air-conditioning, fan and a large walk-in-robe plus a renovated ensuite with shower. The two further bedrooms are spacious, one includes a triple built-in-robe. The family bathroom has also been tastefully renovated and includes a bathtub, shower and separate toilet.

Outside is delightful, with a fully fenced garden with space for the swing set and trampoline.

For days where you want to chill and relax with a good book, spread out on the covered porch which runs the length of the home.

A further covered entertaining area is to the rear of the home and is the best spot to enjoy a glass of wine while watching the sunset, this area overlooks the in-ground pool which offers a wading area, a spot for the loungers and large enough for the kids to enjoy! This private haven is sure to be used throughout the warmer months.

The property also includes a single garage plus additional parking for 1 vehicle with shade sail. To save on the bills there is a 2500 ltr water tank and 6.6kw Solar.

The house is great and so is the area! Atlas Court is situated in a super convenient location within walking distance to Eatons Hill State School, the local Coffee Shop Whisk & Grind (who bake the best cupcakes!!) Hot Tribe Yoga & Pilates Studio and Eatons Hill Village.

For extra convenience you are walking distance to the City Bus Stop, a short drive to Strathpine Train Station and in the catchment to Albany Creek State High School.

Whether you are a first time buyer, young family or investor; there is no denying that this home is in the perfect spot for convenience and lifestyle.

If you can see yourself living here, contact the team at Raine & Horne Eatons Hill / Albany Creek. Bonnie Worth Team – 0434 862 887

To Summarise:

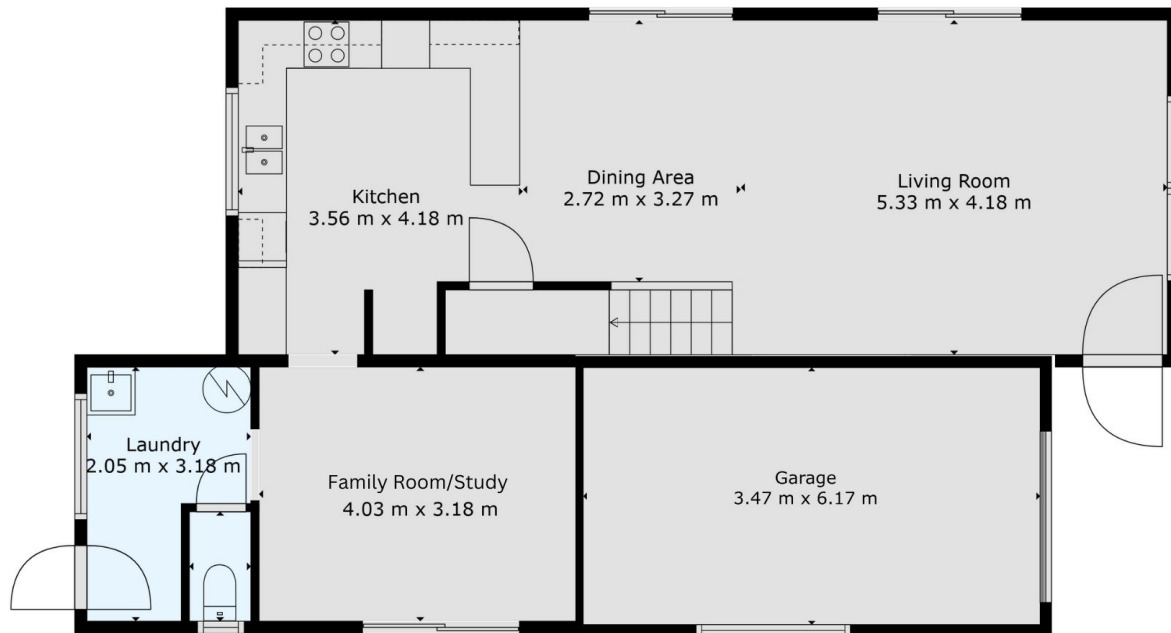
- 744m<sup>2</sup> block
- 6.6kw solar
- 2500 ltr water tank
- In-ground pool
- Fully fenced garden
- Open plan living & dining
- Farmhouse style kitchen with dishwasher & electric cooktop
- Separate family room / office with air-conditioning
- Polished concrete floors on the ground level

- Fans & Split system air-conditioning in open plan living & dining
- High vaulted ceilings in the open plan living area
- Laundry with separate toilet
- Feature void overlooking open plan living
- Timber flooring upstairs
- Master suite with new ensuite, air-con, fan and WIR
- Bedroom 2 with fan
- Bedroom 3 with triple BIR, fan & air-con
- Renovated family bathroom with separate toilet
- Single garage and additional parking outside with shade sail
- Covered porch
- Covered entertaining area with access to the pool

Location:

- Eatons Hill State School – 300m
- Albany Creek State High School – 3.8km
- Motherduck Kindy – 800m
- Eaton Central – Coffee Shop & Yoga Studio – 750m
- Eatons Hill Village – 1km
- Wantima Country Club – 1.7km
- Bus 338 (City) – 850m
- Strathpine Train Station – 6.4km
- Brisbane CBD – 18.7km
- Brisbane Airport via Toll – 24.7km

## 8 Atlas Court, Eatons Hill



Floor 1

3  2.5  2 

Total Recored Area: 152m2

**Raine&Horne®**

Measurements are approximate & for marketing purposes