



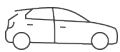
Fully Renovated Home with 13 kw Solar & Plunge Pool



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15 Cabarita Crescent, Eatons Hill

Expressions of Interest

Step into modern luxury with this beautifully renovated four bedroom home, perfectly positioned on a desirable 720m2 corner block overlooking lush parklands. Designed for comfort, entertaining, and convenience, this property blends sophisticated style with added smart technology for the modern day family.

Behind its striking facade, the home opens to reveal light-filled interiors and a welcoming layout; with MyAir ducted air-conditioning throughout for all year round comfort.

The open plan layout creates a social hub for the family, with the kitchen being the heart of the home. Tastefully renovated with a central island, induction cooktop, built-in oven and dishwasher. There is also a pantry and workstation sink with separate waterfall and built-in glass rinser, plus room for the plumbed in double fridge.

Overlooking the kitchen is the living and dining area, with room for an 8-seater table, the casual living zone is just off this space.

The four generously proportioned bedrooms offer peaceful sanctuary, starting with the stunning master suite that features a pendant light and walk-in-robe with built-in cabinetry, hanging space and pull-out jewellery tray. The ensuite is 5-star luxury with floor to ceiling tiles, floating stone top vanity with generous storage options, and a large walk in shower with

Property ID: L16488241

Property Type: House

Garages: 2

Land Area: 720.0 sqm

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curved glass screen and dual shower head.

The further three bedrooms are equally as spacious, with Bedroom 2 & 3 featuring built-in-robres.

The family bathroom echoes the same level of finesse found throughout the residence, with floor to ceiling tiles, stone top vanity with storage, walk-in shower with dual shower head and freestanding bathtub.

For those that love to entertain, you will appreciate your own private haven framed by landscaped surrounds. With a covered composite deck and BBQ area, where long lunches and lazy afternoons are a must! During the warmer months the sparkling plunge pool with jets & seating will be the place to be, and cosy up around the firepit area on those cooler evenings; don't forget the marshmallows! This all year round garden will certainly be a guest pleaser!!

The fully fenced garden also includes a 3m x 1.5m garden shed, an area for the pets and if required the potential to create side access for your camper trailer.

The double garage provides secure internal access with epoxy flooring and space for additional storage, which leads to the spacious laundry that is complete with triple built-in-robres.

Smart home technology has been seamlessly integrated into the fabric of the residence, with MyAir zoned ducted air conditioning to keep the home at optimum temperature for every season, while smart lighting can be controlled remotely to set just the right tone. A smart garage door completes the package, offering the convenience and security that modern living demands. The large 13 Kw Solar can also be monitored online to see how much you are saving!

15 Cabarita Crescent is a move-in ready home and designed to enhance your everyday needs, it represents a unique opportunity to own a home where nothing has been overlooked, and everything has been considered.

If you can see yourself living here, contact the team at Raine & Horne Eatons Hill / Albany Creek – Bonnie Worth – 0434 862 887 & Jane Knowles – 0484 120 208

To Summarise:

- 720m2 corner block
- North Facing
- Views to parkland
- Fully renovated throughout
- New hybrid flooring throughout
- Repainted throughout
- Smart LED lighting throughout

- MyAir Zoned ducted air-conditioning
- 13kw Solar
- Renovated kitchen with induction cook-top
- Open plan living & dining area
- Casual living
- Master bedroom with walk-in-robe
- Luxury ensuite with stone top vanity and large shower
- Family bathroom with stone top vanity, shower and bathtub
- Large laundry with triple linen press
- Plunge pool with jets
- Covered composite deck & BBQ area
- Firepit area
- Smart garage door
- Double garage with epoxy flooring
- 3m x 1.5m garden shed
- Potential side access
- Built by GJ Gardener

Location (Approx.)

- Eatons Hill State School – 2.9km
- Albany Creek State High School – 5.8km
- Genesis Christian College – 8.8km
- Eatons Hill Village – 3.3km
- Eatons Hill IGA – 2.5km
- Sargent Reserve & Dog Park – 800m
- 359 City Bus Stop – 500m

- School Bus Pick Up / Drop Off – 500m
- Albany Creek Village – 4.7km
- Wantima Country Club – 3.8km
- Strathpine Train Station – 8.2km
- Brisbane CBD – 21km
- Brisbane Airport via Tolls – 24km