



16 Diorama Court, Eatons Hill

Sold for \$1,240,000 (May 15, 2025)

Located in the exclusive Eatons Rise Estate and positioned on a large 1,162m2 block, 16 Diorama Court has been designed for the largest of families. Built in 2006 the original owners have created a wonderful family home that they have enjoyed for many years, and now is the time for them to downsize and for a new family to make happy memories.

The home is located at the top of a quiet cul-de-sac with sensational views out to Eatons Hill. Once inside, you will be impressed with what this home has to offer. The multi-level property has a discerningly different layout and is not your typical run-of-the mill home, it has been designed to accommodate the largest of families and one that you will never outgrow.

There are plenty of rooms to choose from, with a large office / or 5th bedroom to the front of the home. Opposite this space is the impressive formal living with high vaulted ceilings which creates a bright and airy place to relax and enjoy.

Steps lead up to the casual living and dining zone which overlooks the spacious kitchen with 5 burner gas cooktop, offering plenty of cupboards and storage options, breakfast bar, walk-in pantry and feature lighting. For the more formal occasion the separate dining room can easily fit an 8-seater table.

Two large bi-fold doors open straight out to the enormous covered entertaining area, hosting

Property ID:	L22114610
Property Type:	House
Garages:	2
Land Area:	1162.0 sqm

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parties will be a delight with more than enough room for tables, chairs, and BBQ.

Also, on this level you will find a separate laundry and tiled bathroom with shower and toilet.

Head up a small flight of stairs to the kids wing, where you will find a spacious retreat with storage and three double bedrooms, all with built-ins plus a large family bathroom with shower and bathtub.

The parents wing is on the top floor, with his and her walk-in robe, open ensuite with spa bath with jets, separate shower, and double vanity plus private balcony.

The home also features a double garage with internal access, with extra height for storage shelving and a huge walk-in linen closet. For the gamers or craft enthusiast there is another large tiled room off the garage. The property also has solar and solar hot water.

The home is huge, bold and beautiful and the area is just as impressive!! For the outdoorsy folk there are a multitude of parklands and walking tracks on your doorstep to explore. The bus to the City & local schools are a few minutes' walk and you are a short drive to Eatons Hill Village for your weekly shop.

If you have been searching for a home in a great area that can cater for the growing family, 16 Diorama Court is certainly one to check out!

Interested? Contact Raine & Horne Eatons Hill / Albany Creek – Bonnie Worth – 0434 862 887

To summarise:

- Large 1162m2 block
- Located in the Eatons Rise Estate
- Views out to Eatons Hill & Mountains
- Multi-level home built in 2006
- Home Office / or 5th Bedroom
- Gaming or Hobby Room
- Formal Lounge & Dining
- Open plan kitchen, meals and living
- Large covered entertaining area
- Kids retreat room with private balcony
- Three bedrooms with built-ins
- Master retreat with his & her walk-in-robe, ensuite & balcony

- Family bathroom & guest bathroom
- Separate laundry and huge walk-in-linen closet
- Additional storeroom under house
- Double garage with internal access and extra high ceiling
- Solar & Solar hot water
- Repainted internally & roof repainted

Location (Approx.):

- Eatons Hill State School: 2km
- Albany Creek State High School: 5.2km
- Genesis Christian College: 8.2km
- Rosmarin Avenue Reserve: 250m
- Bus to City & School bus pick up / drop off: 400m
- Eatons Hill Hotel: 2.8km
- Eatons Hill Village: 2.8km
- Albany Creek Village: 4.2km
- Brendale: 5.4km
- Strathpine Train Station: 8.3km
- Brisbane Airport via Airport Link: 24.1km
- Brisbane CBD: 21km