



Striking Family Home in Sought-After Pocket



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3 Sunbeam Court, Eatons Hill

Expressions of Interest

Capturing the essence of refined living, this striking double-storey residence has been meticulously crafted for the modern family. Sitting on an elevated 700sqm allotment, it seamlessly blends comfort, connection, and outdoor indulgence-offering an exceptional lifestyle in one of the suburb’s most sought-after pockets.

Inside, the thoughtful layout caters to every stage of family life, offering both connection and quiet retreat. A separate media room and an upstairs living room provide ideal spaces for relaxation or separation, while the expansive open-plan kitchen, living, and dining area creates the perfect setting to come together and unwind after the day’s activities.

At the heart of the home, the contemporary kitchen masterfully balances form and function, appointed with premium appliances, a sleek 40mm stone benchtop, double pantry, and a generous breakfast bar-ideal for casual meals and effortless entertaining.

Off the dining area there are two sliding doors that open to the sparkling in-ground pool and spacious covered entertaining area; the perfect space for hosting get-togethers or simply relaxing in the warm weather, offering views of the private backyard.

Upstairs, a spacious living room and separate study provides space for work and play, while four larger than average bedrooms and two luxurious bathrooms accommodate every family

Property ID:	L27139745
Property Type:	House
Garages:	2
Land Area:	700.0 sqm

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dynamic. The master suite is a true sanctuary, boasting a walk-in robe and opulent ensuite with dual vanities, double rainfall shower and separate toilet.

The property also features a double lock-up garage, a convenient downstairs powder room, and a well-appointed laundry area.

This home delivers exceptional convenience, with easy access to local parks, cafés, bus stops, and Eatons Hill Village, and approximately 20km from Brisbane CBD. Positioned within the catchment for highly regarded schools Eatons Hill State School and Albany Creek State High, this residence is the perfect choice for families seeking a blend of style, space, and outstanding connectivity.

If you can see yourself living here, contact the Raine & Horne Eatons Hill / Albany Creek team today.

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To Summarise:

- 700m² block
- Separate media room with hybrid flooring & fan
- Open plan living & dining area with fans and feature lighting
- Modern kitchen with 40mm stone benchtop, built-in oven, electric cooktop, dishwasher, double pantry & space for your double fridge
- Downstairs powder room
- Upstairs living room with split-system air-con and fan
- Master suite with split-system air-con and fan, WIR and renovated ensuite with double shower, bathtub, double vanity & separate toilet
- Bedroom 2, 3 & 4 with fans and BIR
- Bedroom 5 or Office with fan
- Family bathroom with dual shower & separate toilet
- Laundry area
- Double garage with epoxy flooring
- Covered entertaining area with fan
- Fully fenced garden
- Sparkling in-ground pool

Location (Approx.)

- Eatons Hill State School – 2.4km
- Albany Creek State High School – 5.5km
- Genesis Christian College – 8.2km
- Eatons Hill Village – 3km
- Eatons Hill IGA – 2km
- Sargent Reserve & Dog Park – 1.4km
- 358 Chermside Interchange Bus Stop – 350m
- 357 City Bus Stop – 600m
- School Bus Pick Up / Drop Off – 350m
- Albany Creek Village – 4.2km
- Wantima Country Club – 3.2km
- Strathpine Train Station – 7.9km
- Brisbane CBD – 20km
- Brisbane Airport via Tolls – 24km