



Your Fully Renovated Home Awaits...



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## 74 Bunya Park Drive, Eatons Hill

Sold for \$1,031,000 (Jun 20, 2024)

Located in the heart of Eatons Hill, this impeccably renovated property offers the perfect blend of modern luxury and suburban charm. Situated on a generous 607m2 allotment, this residence boasts convenience, comfort, and style at every turn.

Arriving at the property, you will instantly see that it has been meticulously maintained and features a white fence with electric gate. Step inside and be greeted by the epitome of contemporary living. As you walk through the property, you will notice that every inch of this home has been beautifully modernised & refreshed.

Heading upstairs, and you will be impressed with the (approx.) 4m high vaulted ceilings creating a sense of space and light. The open plan living zone with built in cabinetry & seating leads seamlessly to the dining zone with feature light.

One of the many highlights of this home is the modern kitchen with concrete style Caesarstone breakfast bar, offering heaps of worktop space to prep meals and ample storage. Complete with dishwasher, Westinghouse oven, 4 burner electric cook-top and an area for the plumbed in fridge.

Black bi-fold doors open out to a huge covered entertainment area with a VJ feature wall for added privacy. Insulated panels will ensure a pleasant experience during the warmer months,

**Property ID:** L27154193

**Property Type:** House

**Garages:** 1

**Open Parking:** 2

**Land Area:** 607.0 sqm

**Bonnie Worth**

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with a built in kitchen and enough room for the table set and comfy seats you can entertain family & friends to your heart's content.

Back inside you will find three bedrooms on the first level, all including double glazed windows, ducted air-conditioning & built-in robes. The family bathroom with high vaulted ceilings, has been beautifully renovated with floor to ceiling tiles, floating double vanity & frameless shower. There is also a separate toilet and linen closet.

The high quality finish continues downstairs, with tiled flooring throughout and a multitude of areas to relax & study. You will find a media room (utility) with 65" recess for your TV & a rumpus / office (utility). This space would be great for the older kids wanting some privacy and independence, or maybe an area for the grandparents to use when they come to visit.

There is also a separate utility space that is currently being used as a bedroom and for extra convenience you will find a beautifully renovated bathroom with a combined shower & bathtub plus a large laundry area with heaps of bench space and cupboards.

The home is equipped with ducted air conditioning upstairs, providing optimal comfort all year round and a split-system air-conditioning in the downstairs living zone, there is also a 2500ltr water tank.

For the vehicles you have a single garage and a 2.4m wide x 7.2m length carport for another vehicle, trailer or jet ski. There is also additional parking for two vehicles.

The expansive backyard is complete with veggies boxes, an area for your fire pit, grassy area for the kids to play, ample room for the trampoline and a decent sized garden shed for all your tools. No detail has been spared in this meticulous renovation.

Within walking distance to Eatons Hill State School & Eatons Hill Village convenience is at the forefront of this property. With its prime location, modern amenities, architectural features, and outdoor oasis, it offers the perfect blend of comfort, convenience, and style. Don't miss your chance to make this exquisite residence your new home.

For more information or a private inspection contact the Bonnie Worth Team on 0434 862 887

To Summarise:

- 607m2 block
- Upgraded to 3-Phase Power
- Fully renovated throughout to a high standard
- 8.5kw Daikin Ducted Air-Conditioning upstairs with MyAir
- Fans throughout upstairs & 1 x split system air-con downstairs
- Double glazed windows installed in all bedrooms
- Side Carport (approx.) 2.4m W x 2.7m H x 7.2m L

- High vaulted ceilings (approx.) 4m
- Lounge with feature cabinetry and seating
- Dining area with feature light
- Modern kitchen with concrete style Caesarstone worktop
- Fully renovated bathrooms
- Bedrooms with built-in robes
- Covered deck with insulated panels
- 2500 ltr water tank
- Electric hot water system
- Fully fenced garden with firepit area
- Garden shed
- Utility / Media room
- Utility / Rumpus
- Utility / Multipurpose / Bedroom
- Downstairs laundry with heaps of storage
- Single garage with epoxy flooring

#### Location (approx.)

- Eatons Hill State School – 300m
- Albany Creek State High School – 3.3km
- Motherduck Kindy -700m
- Eaton Central – Coffee Shop & Yoga Studio – 650m
- Eatons Hill Village – 950m
- Wantima Country Club – 1.6km
- Bus 338 (City) – 850m
- Strathpine Train Station – 6.4km
- Brisbane CBD – 18.7km

- Brisbane Airport via Toll – 24.7km

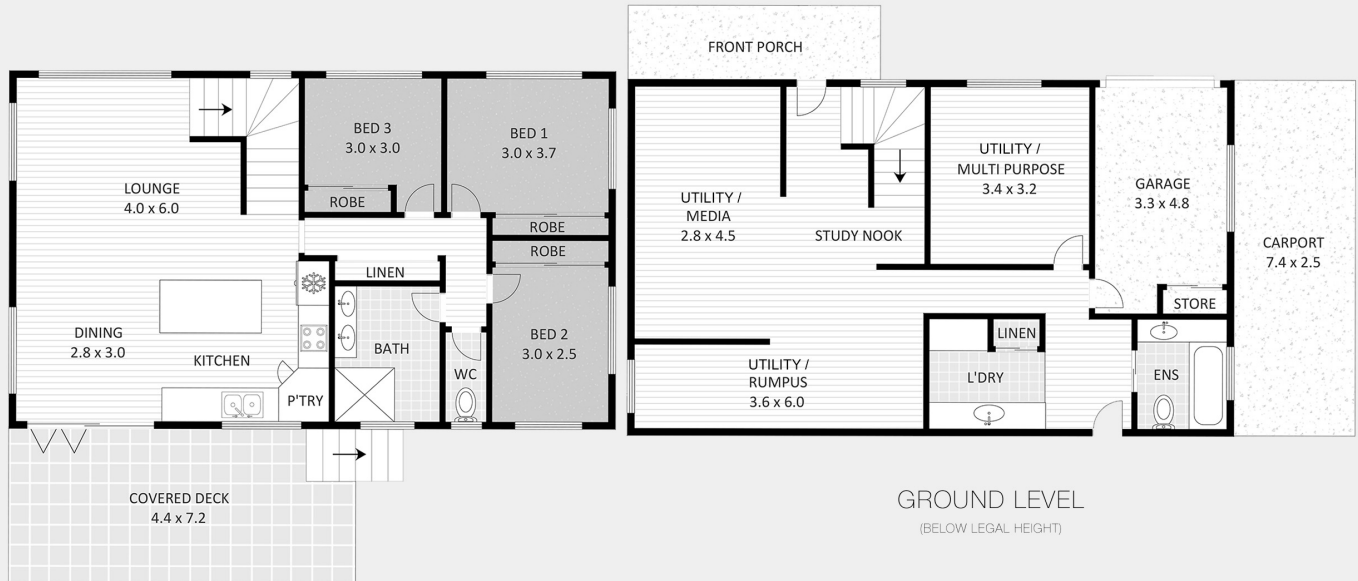
74 Bunya Park Dr, Eatons Hill

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**Raine & Horne**  
Eatons Hill / Albany Creek

Internal: 230m<sup>2</sup> | External: 91m<sup>2</sup> | Total: 321m<sup>2</sup>

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FIRST LEVEL

GROUND LEVEL  
(BELOW LEGAL HEIGHT)

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