

Sold



23 Saraband Dr, Eatons Hill



## ELEVATED LOCATION OPPOSITE PARKLANDS

This highly sought after spacious, light filled home is located in an elevated position, overlooking HT Ireland park and playground areas with the bus stop right across the road making this home an ideal location for both school or uni students and city commuters or for those that do not drive.

The open plan single level design home is appealing as you walk in the front door incorporating a spacious lounge in addition to the large family and dining area adjoining the centrally located kitchen area featuring ample cupboard space with a large bench for preparing those amazing family meals.

The master bedroom is spacious in size and features, a walk-in wardrobe and en-suite with large shower. Servicing the family is a bathroom with space where you have a full size bath and shower & separate toilet.

There are three additional bedrooms featuring built-in wardrobes, ceiling fans and screens and are generously proportioned to suit families of all ages.

The fully fenced, back yard has plenty of lawn area for the family and pets to enjoy, and can be easily accessed by the sliding glass door from the family living area where you can create something special.

Garaging is not a problem here with a large double lock up garage and combined laundry area where you have direct access from the water tank to your washing machine.

Some of the many features included in this home are:

Large 780m2 block of prime land

4 bedrooms 2 bathrooms 2 car spaces 780 m2

|                      |                    |
|----------------------|--------------------|
| <b>Price</b>         | SOLD for \$820,000 |
| <b>Property Type</b> | Residential        |
| <b>Property ID</b>   | 1765               |
| <b>Land Area</b>     | 780 m2             |

### Agent Details

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### Office Details

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Room for a pool on the front terraced retaining wall where you can create a tropical oasis or viewing platform for entertaining.

Separate large living area at the front of the home

Family area with combined dining and kitchen overlooking the back yard

Master bedroom at the rear of the house with ensuite and walk in robe

Three good size additional bedrooms with built-in wardrobes and ceiling fans

Family bathroom with shower and bath tub- separate toilet

Freshly painted throughout

Double lock up garage with internal access

Fully fenced backyard with plenty of lawn area for children & pets

Screens throughout

Tiled floors throughout

Plenty of opportunity here to value add to an already great family home.

With walking distance - or just a short drive to IGA Eatons Hill, Eatons Hill state school, Eatons Hill Hotel, Woolworths & the Eatons Hill Village precinct where you can enjoy Cafe's, Restaurants, Shops & Medical Facilities or take the bus right across from your home.

Investors take note this property would achieve in the current rental market approx \$580-\$610 per week. (subject to demand)

Contact Leisa Lowe from Jan Jones Real Estate to inquire on this truly great family home.

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