



## FOR SALE

### OVER 2 ACRES OF ELEVATED PRIVACY

**At a Glance:**

9,449m<sup>2</sup> elevated block with undisturbed views  
Lowset Colonial Home – 36yrs old  
Hardwood Frame  
High Ceilings  
Wrap around verandah  
Remote Garage 7.7m<sup>2</sup> with 3m doors and Caravan Carport on side  
Modern Bathrooms – 3yrs old  
4 Bedrooms all built in  
2 Living/Lounge areas  
Air-Conditioning  
Exposed Brick Fireplace  
LED Downlights in Kitchen & Lounge  
Slate Floors  
Security Screens  
Freshly Painted  
NBN  
Insulated with Fibreglass Insulation  
Septic – New pipes 18mths ago  
Citrus Trees – Mandarin, limes and lemons  
Drive access to rear of property  
Full Roof Restoration and paint  
Termidor done in 2016 – 2yrs remaining  
New Electric Hotwater System – Aug 2021  
Building and Pest Inspection reports available on request

4 BED | 2 BATH | 3 CAR

**PRICE:**

Offers Over \$899,000

**OPEN FOR INSPECTION:**

N/A

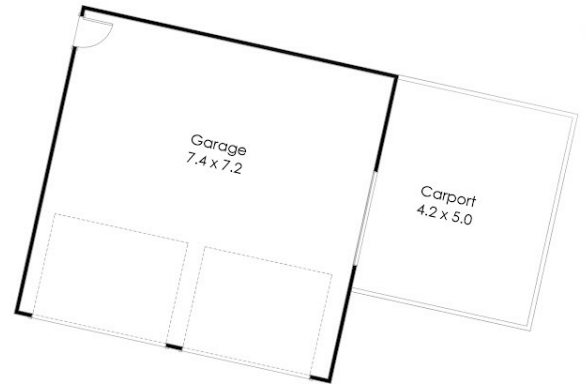
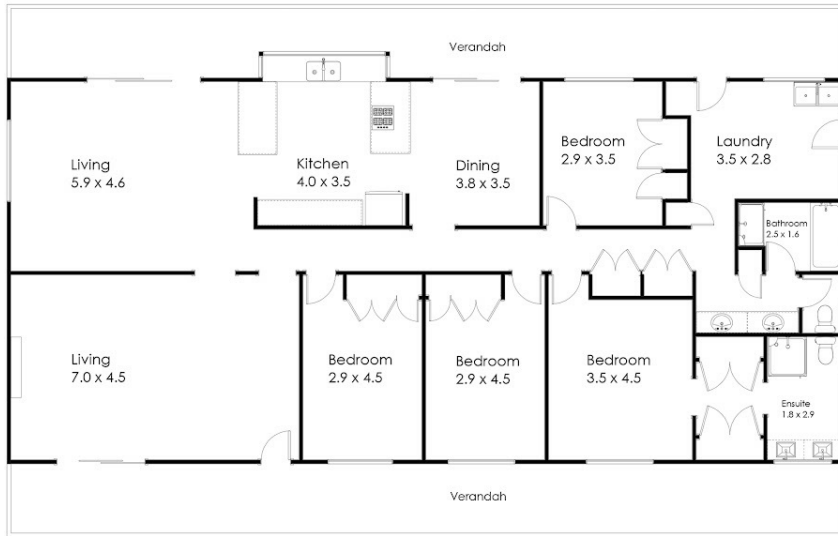


**Natalie Johnston**

**0419689309**

[natalie@atrealty.com.au](mailto:natalie@atrealty.com.au)

[Natalieatrealty](#)



## 24 Boland Court Eatons Hill 4037

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items and structures are approximate and no responsibility is taken for any error, omission or mis-statement. Bathroom and kitchen fittings, cupboards and door types and laundry appliances and windows are tokens and approximate the actual fitting installed.

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