

**1 Camberwell Crescent, Kensington Grove, Qld 4341** **RayWhite**

**Sold House**

Saturday, 3 February 2024

1 Camberwell Crescent, Kensington Grove, Qld 4341

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Area: 4049 m2**

**Type: House**



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**\$1,100,000**

LUXURY LIFESTYLE HOME Perched high on the flood free 'Fairway Heights' estate, this stunning modern home exudes an aura of calm, nature and a true feeling of escapism. Upon entry you will feel the spaciousness of the high ceilings, large open plan living, huge gourmet kitchen with butler's pantry and dining, flowing outdoors to the oversized covered entertaining area. The master suite with a large ensuite and custom built walk-in wardrobe is a dream come true. The further four bedrooms have been thoughtfully separated, accompanied by a spacious bathroom and separate toilet. The media room located in the centre of the home is perfect for those lazy movie days or nights. Being fully insulated (roof and all exterior walls) and orientated around the sun you will be able to reduce your heating and cooling, although ducted air conditioning is installed for those extra hot or cold days. The secluded premium 8x4 inground swimming pool makes this summer the party destination, in your private pool area, with Colorbond fencing throughout for privacy. Any man's dream shed has already been built, engineered, and approved. This 12 meter x 9 meter beautiful structure boasts a huge 3 meter opening span, perfect for your 4x4 caravans or taller than average boat etc. While we are on the topic of the shed, this has been carefully thought out, with 20+ PowerPoints already installed, as well as ALL 3 roller doors being electric, plus led lighting throughout. The feeling of being home in such a location, whilst still being minutes from shops, schools and other amenities makes 1 Camberwell Crescent, Kensington Grove a rare opportunity for your next home. Features:

- 5 oversized bedrooms
- 2 luxurious bathrooms
- Master room (including ensuite & walk in robes plus beauty mirror)
- Private access from main bedroom to pool area via sliding door
- Multiple living areas (including media room)
- Open plan kitchen, dining and living area
- Walk in butler's pantry
- Individually zone ducted air conditioning
- 2.7m high ceilings
- 900mm standalone gas cooking
- Fans throughout entire house and common areas
- Internal laundry with storage
- Fully fenced (dog proof)
- Large alfresco overlooking the backyard and kids cubby house
- Extra high ceilings in garage (suitable for lifted 4x4 with roof racks)
- Fully irrigated house yard
- Electric sliding gate (240v power)
- 2 Street frontage with access from both streets
- Separate study room
- 15KW solar (brand new)
- Floor to ceiling storage cupboards

Locations (Approximate):

- 4-minute drive to IGA Hatton Vale
- 4-minute drive to Fairways Tavern
- 4-minute drive to Hatton Vale Golf Course
- 5-minute drive to Hatton Vale State School
- 3-minute drive to Warrego Highway
- 10-minute drive to Plainlands (Bunnings, Multiple Fast foods, Car wash & more)

If you would like more information or wish to book a private inspection, please call Ben Ramsey on 0411 428 474 or Kiara Buhagiar on 0413 995 033 today!