

**10/36 Kingfisher Place, Chapel Hill, Qld 4069**



**House For Sale**

Friday, 9 February 2024

10/36 Kingfisher Place, Chapel Hill, Qld 4069

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Liz Browning  
0738711424

## For Sale

Whether you're a busy family or simply seeking comfort and style, this lock-up-and-leave executive home defines contemporary living at its finest. With expansive interiors, spacious rooms, and modern luxury design, it offers the perfect blend of convenience and sophistication in a quiet, exclusive enclave. Beyond the grand entrance, the home exudes elegance with soaring high ceilings and an open landing that seamlessly connects both levels. Ascending a few steps, the expansive open-plan main living, dining, and kitchen area unfolds, seamlessly extending to a private elevated outdoor entertaining space through sliding glass doors. Enjoy the refreshing cross breezes on the balcony, creating the perfect atmosphere for alfresco dining and entertaining. The kitchen stands out with sleek benchtops, featuring not only a spacious butler's pantry but also a dedicated walk-in pantry. Ample storage, complemented by quality European appliances, elevated the cooking experience. Supervise homework on the breakfast bar and stay connected while cooking with the functional layout. An additional living space, accessible from the main living area, provides flexibility and further connects to the balcony. As you traverse down the hall, discover two bedrooms, including the main suite with a generously sized walk-in robe and an ensuite featuring double sinks and a private toilet enclosure. The second bedroom on this level can also serve as an excellent office, providing complete separation from the remaining bedrooms on the lower level. A convenient powder room on this level enhances the home's entertainment appeal. Beautiful engineered timber flooring graces most of the residence, extending to the lower level where three additional bedrooms await. A dual-access full bathroom with twin sinks and an additional separate powder room caters to the needs of family or guests. Bedroom two offers access to a courtyard and yard, while the laundry conveniently provides access to the secured yard area. Ensuring practicality, ample storage, including a generous under-stair storage area, is seamlessly integrated. This property effortlessly combines luxury and functionality, presenting an idyllic haven for modern, low-maintenance living.

**HOME FEATURES:** - Built 2019- High 2.7m ceilings throughout- Two full bathrooms plus an additional two powder rooms - Impressive kitchen complete with a spacious butler's pantry, walk-in pantry, ample storage, and quality European appliances- Zoned, ducted air-conditioning throughout - Fenced rear yard for children and pets- Low maintenance flat turfed grass area - Double car garage with internal access - Additional off street parking space on driveway- Generous amount of storage- 457sqm block- Council Rates \$503.87/qtr - Body Corporate Fees approx. \$1,607.28 per annum

**LOCATION:**- Chapel Hill State School Catchment (Prep to Year 6)- Kenmore State High School Catchment (Year 7 to Year 12)- Close to private schools including Our Lady of The Rosary School, Brisbane Montessori School, Ambrose Treacy College, Brisbane Boys College, St Peters Lutheran College, Holy Family Primary School, Brigidine College, Stuartholme School, Queensland Academy for Science Mathematics and Technology & Mancel College- Pedestrian gate to Fleming Road from complex- Short walk to the local bus stop with bus direct to University of Queensland and the city- Easy access to Mt Coot-tha bush tracks - 8km from Brisbane CBD- 1.3km to Kenmore Plaza Shopping Centre- 1.7km to Kenmore Village Shopping Centre- 2.3km to Indooroopilly Shopping Centre- 22-minute drive to Brisbane airport using the Legacy Way Tunnel