

11 Amberelle Place, Chapel Hill, Qld 4069



Sold House

Wednesday, 6 March 2024

11 Amberelle Place, Chapel Hill, Qld 4069

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1131 m2

Type: House



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Contact agent

Nestled amidst lush green landscaped gardens and offering stunning treetop views, this expansive contemporary residence provides a rare opportunity for dual living or spacious family living with great separation. Ideal for extended families or those seeking additional income, this property offers two fully self-contained levels. Beyond the manicured gardens, which include citrus trees and herb gardens, and the verdant lawns that greet you upon arrival, a wide entrance sets an inviting tone, hinting at the elegance and comfort found within. The heart of the home lies in its open-plan living, dining, and kitchen area, where soaring ceilings create a sense of space and light. This area seamlessly flows into the lounge space, which enjoys abundant natural light and picturesque views of the surrounding greenery. Floor-to-ceiling bifold glass doors open onto the outdoor entertaining area, blurring the lines between indoors and out - a perfect spot for alfresco dining with green treetop views. Here, a large flat lush lawn awaits, complete with a wood fired pizza oven. The entertaining area and yard are ideal for spending hours with family and friends. You can cook homemade pizza and meals while the kids enjoy the backyard, all while entertaining on the deck. The main level of the home boasts three bedrooms, including the main bedroom with its large built-in robe and ensuite. Bedroom three would make a fantastic study with great separation from the other two on this level. The kitchen features stone benchtops, a gas burner cooktop, and a plumbed-in fridge space and is positioned right next to the internal garage, making carrying groceries from the car an ease. Downstairs, a second spacious living area and kitchenette provide an ideal space for teenagers, multigenerational living, guests, or dual living arrangements. This level features two bedrooms, a full bathroom with a separate toilet, and an outdoor covered patio, offering a comfortable and private retreat. With its own separate access from down the side of the house and a door to close off from the rest of the home, this level provides privacy and convenience for dual living. Storage is ample throughout the home, with multiple linen cupboards, a spacious laundry, and two garden sheds—one at the back and a studio-sized one at the front. This property truly offers the best of both worlds: a spacious family home with all the modern conveniences, set across a 1,131sqm block with the option of dual living.

HOME FEATURES: - Dual living with two fully self-contained levels- Multiple living spaces offering great separation- Lovely high architectural ceilings in the upstairs living/dining and kitchen - Kitchen with stone benchtops, gas cooktop and plumbed in fridge space- Fenced rear yard for children and pets - Spacious flat lawn area - Wood fired pizza oven in backyard- Beautifully landscaped gardens including citrus trees and herb gardens - Double car garage with internal access - Flat level driveway- Generous amount of storage- 5 x split system air-conditioning units- 6.5kW solar system with 5kW inverter- 1,131sqm block- Council Rates \$646.27/qtr

LOCATION:- Positioned in a cul-de-sac- Easy access to Mt Coot-tha tracks and mountain bike trails- 300m to local bus stop- 500m walk to the shops on Fleming Road- Chapel Hill State School Catchment (Prep to Year 6)- Kenmore State High School Catchment (Year 7 to Year 12)- Close to a great assortment of many sought-after 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- 8km from Brisbane CBD- 1.4km to Kenmore Plaza shopping Centre- 1.7km to Kenmore Village Shopping Centre- 2.3km to Indooroopilly Shopping Centre- 20-minute drive to Brisbane airport using the Legacy Way Tunnel