

# 11 Tangmere Street, Chapel Hill, Qld 4069



## Sold House

Thursday, 14 December 2023

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**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 4

**Area:** 700 m2

**Type:** House



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**\$1,650,000**

This inviting single-level home beckons with the allure of a rare flat block, seamlessly blending indoor and outdoor spaces. Set against impeccably kept surroundings, the residence exudes an air of refined charm, having undergone a thoughtful renovation that elevates it to modern luxury. From the moment you step in, a lush lawn welcomes you, setting the tone for the beautifully maintained property. The initial impression is accentuated by high ceilings in the first spacious living space, featuring a breakaway space with built-in desks, crafting a perfect corner for a home office. The main bedroom, secluded from the rest, offers a sense of privacy with a built-in robe and an ensuite equipped with twin sinks. The front section of the house, easily sectioned off with a sliding barn door, reveals an open-plan kitchen, living, and dining area. The heart of this home, the spacious kitchen, captivates with a large island bench, a breakfast bar, a gas cooktop, and ample storage, all facets of a carefully curated renovation. Bifold doors from the kitchen and dining area unveil a covered outdoor entertaining area and a level grassy lawn - a testament to the artful fusion of indoor and outdoor living. The living space follows suit, extending this harmonious interplay with bi-fold doors leading to an inviting outdoor patio and pool area. The covered outdoor entertaining area and patio are the ultimate space for alfresco dining or entertaining, providing a retreat for adults to unwind while kids play in the pool or yard. Down the hall from the living and dining reveals three additional bedrooms, a spacious main bathroom, and a well-appointed laundry. Parking and storage are effortlessly accommodated with a double lock-up garage featuring an epoxy floor, complemented by a double carport, all enjoying a completely level driveway. The landscaped gardens and expansive flat lawns round out this residence, providing a sanctuary for outdoor entertainment, all within secure fencing. For those seeking a stair-free lifestyle, this property offers a unique opportunity to own a completely flat block with no stairs. With no detail overlooked, the property extends a warm welcome as a sanctuary of comfort, style, and seamless indoor-outdoor living.

**HOME FEATURES:** - Two completely separate living spaces - Spacious kitchen with island bench, plenty of storage and gas cooktop - Dedicated home office/study space - Zoned, ducted air-conditioning throughout - Fully fenced for children and pets - Flat lawn spaces at the front and rear - In-ground saltwater swimming pool - Double car garage and double carport with internal access - 3kW solar inverter - 700sqm block - Council Rates \$579.90/qtr

**LOCATION:** - Easy access to Mt Coot-tha tracks and mountain bike trails - 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 - 130m flat walk to bus stop - 300m flat walk to local dog park - 8.5km from Brisbane CBD - 2.5km to Kenmore Village Shopping Centre - 2.7km to Kenmore Plaza Shopping Centre - 3.6km to Indooroopilly Shopping Centre - 22-minute drive to Brisbane airport using the Legacy Way Tunnel