

**12 Warilda Street, Camp Hill, Qld 4152**

Place. **P**

**Sold House**

Saturday, 12 August 2023

12 Warilda Street, Camp Hill, Qld 4152

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 814 m2**

**Type: House**



Antonio Puopolo  
0450899007

**\$1,968,000**

Auction Location: On Site - 12 Warilda Street, Camp Hill Please email [hicksteam@eplace.com.au](mailto:hicksteam@eplace.com.au) to register for the auction.

1920s Colonial Queensland Home updated with everything for today's Modern Family Step into the best of the past with this enchanting 1920s Colonial Queensland home, boasting a prime location on a magnificent 814m<sup>2</sup> flat block. A true gem in the property market, this residence captures the essence of yesteryears with its charming traditional features blended seamlessly with the features of today's large family homes. As you approach the property, the front verandah welcomes you, setting the tone for what lies inside. Stepping through the doorway, you'll be greeted by beautiful timber floors, casement windows, high ceilings, and VJ walls, reflecting the elegance of a bygone era. While preserving its timeless allure, the house seamlessly combines modern comforts to suit contemporary living. A notable addition is the large family area adjacent to the spacious kitchen, effortlessly flowing to an easterly facing back deck. This extension offers the perfect space for family gatherings and entertaining, where natural light floods the space, creating a warm and inviting family friendly atmosphere. The upper level of the home accommodates two bedrooms, including a master suite complete with an ensuite and walk-in robe. Additionally, a study and a central bathroom complete this level, ensuring ample space for work and relaxation. Venture downstairs to discover a haven for family life, with three more large bedrooms, a well-appointed family bathroom, and a versatile rumpus area offering endless possibilities for leisure and recreation. Practicality meets convenience with the inclusion of a remote 2-car garage with storage. The home also features a full-sized elevator, providing ease of access for all occupants. The home has a great, fully fenced yard, offering a safe environment for children and pets to roam freely. With ample space available, there's even the opportunity and easy access to add a refreshing pool for those hot summer days. Nestled in a highly sought-after neighbourhood, this property boasts the advantage of being within walking distance to express city buses, charming cafes, renowned restaurants, local shops, and lush parks. As an added bonus, being in the Camp Hill state school catchment, families can relish in the assurance of quality education for their children. Easy access to public transport makes most of Brisbane's best schools easily accessible. Don't miss the chance to own a piece of history with this captivating 1920s colonial Queensland home. With its seamless blend of traditional charm and modern convenience, it presents an alluring prospect for those seeking a harmonious lifestyle within a thriving community. Our instructions are extremely clear – this home will be sold at public auction onsite Saturday 26 August at 2:00pm. Auction conditions are \$10,000 initial deposit with the balance of 5% payable the following business day and settlement in 30 days. Please call or email [hicksteam@eplace.com.au](mailto:hicksteam@eplace.com.au) to register to bid. This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.