

13 Albert Street, Camp Hill, Qld 4152

House For Sale

Wednesday, 10 January 2024



13 Albert Street, Camp Hill, Qld 4152

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 491 m2

Type: House



Shane Hicks
0409594629



Antonio Puopolo
0450899007

Auction

Auction Location: On-Site Please email hicksteam@eplace.com.au to register for the auction. Five Bedroom family home in Martha Street precinct. Situated on a 491m² block that backs onto a park, this family-oriented residence is a true haven for those seeking a perfect blend of luxury and practicality. Boasting a spacious layout, this home caters to the needs of modern families ensuring that everyone has their own dedicated space to grow and relish life. The entrance hall unfolds seamlessly showcasing a sleek combination of hardwood, polished steel, and glass that serves as the striking stairway to the upper-level living area. High ceilings, neutral tones, and strategically placed windows and glass doors bathe the upper lounge and dining spaces in an inviting and bright ambiance. The north-facing front veranda, accessed from the lounge, offers an ideal spot to start your day with a morning coffee. The kitchen is a culinary delight, equipped with large pantry, stone bench tops and premium Miele appliances, including two side by side pyrolytic ovens, a steam oven, built in professional-grade espresso coffee machine, convection microwave, water purifier and a concealed dishwasher. This culinary space seamlessly connects by way of a stone servery to the under-roof Alfresco deck with plantation shutters outdoor kitchen facilities and a ceiling fan making this the ultimate setting for Queensland living. From here you'll enjoy views out of the park along with city glimpses. Moving to the second level, the street-level entrance reveals a double garage, a serene sitting room, and bedroom two with its separate bathroom, perfect for accommodating guests. The Master Suite, positioned at the rear, ensures peace and quiet with a walk-in-robe, ensuite featuring a bath and twin shower, and a balcony offering leafy neighbourhood views. Ascending to the third level unveils a purpose-built cinema room, a study or cellar, a generous laundry, bedrooms three, four, and five, a family bathroom, powder room, and access to the outdoor living expanse. Outdoor amenities include a solar-heated pool and a real entertainer's deck, giving residents options for all year-round relaxation. There's also plenty of lawn space here for children or pets to enjoy with the added bonus of having a gate that gives direct access to the park. The property's features extend to ducted air conditioning, ceiling fans throughout, a 10,000-litre water tank, 7kw solar panels, and convenient access to public transport, with express bus services to the CBD just a block away. Martha Street precinct with all its cafes, shops and restaurants is within easy walking distance making this a very desirable location. The home is in the Camp Hill State school catchment, with a large selection of schools in close proximity including Churchie, Villanova Loreto and Lourdes Hill Colleges. Both Coorparoo Square and Westfield Carindale are a mere five-minute drive away, ensuring convenience and accessibility for all residents. Our instructions are extremely clear - this home will be sold at public auction onsite Saturday 3 February at 9:00am. 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 to register to bid. Disclaimer 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.