

# 136 Fleming Road, Chapel Hill, Qld 4069

## Sold House

Wednesday, 27 December 2023

136 Fleming Road, Chapel Hill, Qld 4069

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 620 m2**

**Type: House**



Cathy Lammie

## Contact agent

Are you seeking a quieter pace of life close to the city in a location that offers exceptional convenience? Close to many well-regarded private schools and located within the Chapel Hill and Indooroopilly State Schools and Kenmore State High school catchment areas. You have easy access to the freeway, Brisbane airport and cyclists will be able to make wonderful use of the bike tracks. Public transport - a bus stop - is conveniently just 'down the road'. A variety of shopping centres are close by including Indooroopilly Shopping Centre. This well-maintained three-bedroom character home has a private yet enchanting facade, contemporary pool with water features and lighting, birdsong and protected bush land - Mount Coo-tha Park - as your backdrop. Your home will be the enviable go-to for Friday afternoon drinks and Sunday lunches that turn into dinners, and wonderful memories. The home includes spacious covered alfresco areas, you'll find quality fittings throughout, gardens, fruit trees, and a leafy vista with walking trails just across the road - inspect 136 Fleming Rd - now. Inside you will enjoy: \* High ceilings, and be cooled by split system air-conditioning and ceiling fans throughout \* A modern kitchen that includes European electric appliances in Jarrah wooden benches, soft close Blum kitchen drawers and doors and a Vintec under bench 35 bottle wine cabinet \* 3 built-in bedrooms \* 2 bathrooms; the ensuite includes a plunge bath, Jarrah wooden bench with inset marble basin and a custom made slumped glass sliding door on stainless steel barn door rails. The separate shower and toilet wall tiling is natural travertine stone. Other features of the home include: \* Double garage \* 2 Garden sheds, 1 is 5 x 3m with power and lighting, double glass sliding door and window that are both security screened. The other is a utility shed 2 x 2 m. \* Lock up area behind the garage with another utility shed. \* Solar panels. \* Solar hot water \* 2 Water tanks, 1 x 10,000 litre with a pump the other 3,000 litre \* Infrared sauna, close to the pool \* Towards the rear of the 620m<sup>2</sup> property are a variety of fruit trees This is strategic and comfortable buying.