

**14 Lloyd Street, Camp Hill, Qld 4152**

Place. **P**

**House For Sale**

Friday, 29 March 2024

14 Lloyd Street, Camp Hill, Qld 4152

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 405 m2**

**Type: House**



Shane Hicks  
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Antonio Puopolo  
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## Auction

Auction Location: On-Site Nestled within the prestigious St. Thomas precinct of Camp Hill, this charming, entry level home presents a remarkable opportunity for prospective buyers, offering versatility and potential in abundance. Whether you're looking to move in immediately, embark on a renovation project, or even start afresh with your dream home, this property caters to diverse aspirations. Situated on a perfectly flat 405m<sup>2</sup> block, the residence boasts a coveted north-facing aspect to the rear, ensuring ample natural light throughout the day. The home includes polished timber floors throughout, the main living area features a split system air-conditioning unit, providing comfort all year round, with ample storage throughout the home. The generously sized sunroom presents a canvas for creativity, offering the perfect space to relax and unwind. Crimsafe front doors, built-in wardrobes in all bedrooms, functionality meets style effortlessly, catering to the needs of modern living. Whether you choose to embark on a renovation journey to enhance these vistas or opt for a complete rebuild to realise panoramic city views, the possibilities are endless. Surrounded by prestigious homes in an A-grade location, this property epitomises the epitome of luxury living in one of Brisbane's most sought-after neighbourhoods. Convenience is at your doorstep, from quaint cafes and restaurants to reliable bus and train services, everything you need is within easy reach. With coveted school catchment zones adding to the appeal, this home offers a lifestyle of unparalleled convenience and prestige. Don't miss your chance to secure this rare gem and make your mark in the heart of Camp Hill's vibrant community. Our instructions are extremely clear – this home will be sold at public auction onsite Saturday 20 April at 5:00pm. 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. 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.