

# 17 Hillside Circuit, Chermside West, Qld 4032

Solutions

## Sold House

Thursday, 10 August 2023

17 Hillside Circuit, Chermside West, Qld 4032

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 445 m<sup>2</sup>

Type: House

## Contact agent

Presenting the dream home you've been eagerly awaiting! This incredible opportunity offers the chance to acquire a home in one of Chermide West's most exclusive and private locations. Rarely presented in this sought-after precinct, this extraordinary family residence spans two expansive levels, nestled in a tranquil setting adjacent to the picturesque Hamilton Road Quarry Park. No expense has been spared by the owners in crafting this remarkable dwelling, featuring exquisite timber floors, a meticulously designed kitchen, and an open-plan layout that seamlessly connects the living and dining areas. Flowing effortlessly from these spaces is a spacious rear deck, overlooking the park and providing an incredible backdrop for relaxation and respite from the city's hustle and bustle. The thoughtfully planned design optimizes the advantages of the flat 445m<sup>2</sup> North-East facing block. The lower level is completed by an extraordinary home theatre/rumpus room, a versatile fourth bedroom or home office, a full bathroom, and a two-car garage with rear access, perfect for accommodating jetskis or small boats. Upstairs, you'll discover three generously sized bedrooms, with the master bedroom boasting a private balcony with amazing views, a walk-in robe, and a private en suite. The second bathroom is spacious and features high-end fixtures. Within this exquisite home, a sophisticated CBUS system is featured, accompanied by zone-controlled ducted air-conditioning, ensuring optimal comfort and convenience. The builders spared no expense in creating an exceptional entertainment system, with interconnected speakers seamlessly integrated into every room, offering the ultimate sound experience. Properties of this calibre are rarely available on the market. To register for an inspection or to obtain further information, please contact Tom Kralikas today.

**THE FEATURES:-** Four sizeable bedrooms- Three bathrooms including en suite to master and additional guest powder room- Premium master suite with a private balcony, walk-in robe and en suite- Well-equipped kitchen with stainless steel appliances- Open-plan kitchen, dining and living opens out to a lovely alfresco rear deck- Polished timber floors- Carpet to bedrooms, office and theatre- Stunning outdoor entertainment area- Backs onto quiet and leafy parkland- Currently leased for \$830 per week until January 2024- Rates \$533.15 per quarter- Urban utilities \$322.12 per quarter approx.

**THE LOCATION:** Located in a quiet cul-de-sac off Hamilton Road, surrounded by parkland Very short drive to McDowall Village Seven minute drive to The Prince Charles Hospital Nine minute drive to Westfield Chermide 25 minutes' to the CBD Within the Craigslea State and Craigslea State High School catchment areas Easy access to both Gympie and Sandgate Roads

**AUCTION WILL BE HELD IN-ROOMS AT HARCOURTS SOLUTIONS - 142 NEWMARKET ROAD WINDSOR - 5PM REGISTRATION FOR 530PM START 1ST AUGUST 2023\*** Please note, as this property is being sold via Public Auction, under QLD legislation we cannot provide any guide for pricing.