

# 18 The Promenade, Camp Hill, Qld 4152

## House For Sale

Saturday, 9 December 2023

Place. 

18 The Promenade, Camp Hill, Qld 4152

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 415 m2

Type: House



James Curtain  
0731532999



Chris Dixon  
0411225663

## For Sale

Seamlessly weaving alluring architecture, opulent appeal and refined sophistication in a coveted Camp Hill enclave, this remarkable residence is a brand-new luxury offering by Ved Property & Construction, Cre8ive Design and AM Interiors. Defined by its rich palette and premium appointments, the home's brilliance is reflected in its oak floors, wool carpet, timber detailing, soaring ceilings and exquisite stone features. Anchored by executive elegance and contemporary comfort, brushed brass Bezzoni tapware and bespoke European lighting embellish the spacious two-storey design. Balancing connection and separation with a layout that lends itself to growing families and entertainers, the floor plan hosts two living zones, including an upstairs lounge and an expansive living and dining area across the ground floor, which forms a centrepiece of style and practicality with its open concept, bespoke joinery and integrated seating. Exuding culinary excellence, this inspired living space is beautifully interwoven with the glass-display wine cellar and chef's kitchen adorned with 40mm Silestone benchtops, Bertazzoni appliances and a walk-in pantry. Louvre windows and sliding glass doors frame the alfresco oasis. Embracing the sensational sunshine, shade and breezes, the tiered design is configured for relaxation and entertaining with an undercover deck, outdoor kitchen, magnesium pool, and a sunlit terrace hovering above the manicured backyard. Five bedrooms are serviced by three luxurious bathrooms, including two with dual vanities and deluxe baths. Opulence awaits parents in the exceptional master retreat, exquisitely designed with a relaxing window seat for your morning coffee and reading, a luxurious double shower ensuite, and a dressing room featuring a chandelier and makeup vanity. Additional property highlights:- 5.8m entryway; 3.3m coffered ceilings; 3.5m cathedral ceilings- Bertazzoni oven, combi microwave, cooktop and rangehood- 11ve full door fridge/freezer and integrated dishwasher- Outdoor kitchen includes an Artusi built-in BBQ and bar fridge- Five generous bedrooms, including four with walk-in robes- Three stonetop bathrooms; laundry with hanging rail and cupboards- Double garage with epoxy floors and storage; ample internal storage- My Air 7-zone ducted A/C; remote ceiling fans; maintenance free decking Presenting a premier address, this luxury home is 800m from the local shops and a stone's throw from the famed shopping and dining of Martha Street and Camp Hill Marketplace. Parks and reserves are on your doorstep, bus stops are within walking distance, and the CBD is 15 minutes away. Only 600m from Camp Hill Kindergarten, 800m from Camp Hill Primary School, and close to private colleges, families will adore the location and lifestyle. 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.