

**188 Burbong Street, Chapel Hill, Qld 4069**



**House For Sale**

Friday, 12 April 2024

188 Burbong Street, Chapel Hill, Qld 4069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 627 m2**

**Type: House**



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## OFFERS OVER \$1,349,000

Looking for a home built to last but don't want to do anything other than move right in and skip all the hassle of any DIY? I absolutely have the perfect new home for you! Our sellers have taken this classic brick and tile home and brought it into the 21st century with a sensational renovation that infuses it with an irresistible sense of light, spaciousness, and modernity. Step beyond the front door and you are greeted by stunning high vaulted ceilings up to 3.8m, not one not two but THREE skylights and plenty of large windows that quite literally fill the home with natural light - and that's just for starters. Stylish and low-maintenance hybrid flooring in oak plus a spacious new kitchen complete with quality Bosch and LG appliances and a stone island benchtop make for a property that is 100% move-in ready without you having to lift a finger. Outside, the entire property is newly landscaped with established garden beds for the green-thumbbed, while the freshly turfed and fully fenced back yard is the perfect place for the kids and the dog. And with large, covered verandas to both the front and the back of the home as well as an additional open-air deck in the back yard you will be at no shortage of places to entertain or just relax with your morning coffee or your evening vino. Well-located super close to buses, shops, cafes and loads of other amenities at Kenmore Plaza, and part of the much-desired catchments for high performing Indooroopilly State High School and Chapel Hill State School, this home has so much to offer to families and investors alike. Hurry in quick! This is exactly the kind of property I get asked for by so many buyers and I guarantee you will not be the only one looking!

**INSIDE THE HOUSE:**

- Stylish hybrid timber floors and high vaulted ceilings throughout all living spaces and bedrooms;
- Open plan kitchen / dining features two skylights to let in plenty of natural light plus air conditioning and access to back deck through the large bank of glass stacker doors allowing for a seamless flow from kitchen to outdoor covered deck;
- The new kitchen comes equipped with Bosch induction cooktop, oven (Bosch Series 8 oven with steam function and pyrolytic cleaning function) and Bosch combination oven / microwave, LG dishwasher, stunning stone island / breakfast bar (engineered stone by Quantum Quartz) and all the storage your heart could desire!;
- Living room is equally light and bright with front veranda access through glass sliding doors and ceiling fan;
- Additional skylight in hallway lets in yet more light;
- Linen cupboard in hallway also includes laundry chute to downstairs laundry;
- Main bedroom has ceiling fan, built-in robe and ensuite bathroom with very stylish terrazzo tiles and louvred window;
- Three further bedrooms, all with ceiling fans. Bed 2 also has air conditioning. Built-in robes to Beds 2 & 4 while Bed 3 features walk-in robe;
- Modern family bathroom features freestanding bath, large shower, and terrazzo tiles. Toilet is separate;
- Two car lock up garage downstairs with large workshop / storage area.

• The space downstairs offers a tremendous opportunity to anyone wanting more internal space with full "legal" 2.4m ceiling height;

- Good-sized, newly renovated laundry downstairs.

**OUTSIDE THE HOUSE:**

- 627sqm block;
- Spacious covered veranda to front and another covered deck to the rear as well as additional open-air deck in back yard offer a variety of options for entertaining or just relaxing;
- Both front and back gardens have been newly landscaped with garden beds ready for the guidance of the green-thumbbed;
- Back yard is both fully fenced and freshly turfed making it the perfect place for kids and pets to exhaust all that excess energy.

**THE LOCATION:**

- Located on the high end of Burbong Street, just a 10-minute walk from a great little set of shops on Fleming Road (seriously, stop by the bakery there and you will not be disappointed!);
- An even closer walk is the bus stop on Chapel Hill Road just 150m away, servicing the nearby Indooroopilly Shopping Centre as well the city and UQ;
- Only 5 minutes by car to Kenmore Plaza with Woolworths, Aldi, 1st Choice Liquor, medical centre and chemist, restaurants and Kenmore Tavern;
- Part of the catchment for high-performing schools Chapel Hill primary and Indooroopilly State High;
- An abundance of excellent private schools are also within a 5-20 minute drive including BBC, St Peters, Brigidine and Ambrose Treacy College.

Building & Pest Inspection Report available upon request.