

**2/13 Abbott Street, Camp Hill, Qld 4152**

Place. 

**Townhouse For Sale**

Thursday, 9 May 2024

2/13 Abbott Street, Camp Hill, Qld 4152

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 180 m2**

**Type: Townhouse**



Alex Rutherford  
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## For Sale

Inviting you to secure your future in sought-after Camp Hill, this dual-level property boasts light-filled interiors and fantastic entertainment options. Metres from a city-bound bus stop and Abbott Street Park's playgrounds, this incredible residence will capture the attention of astute buyers and investors alike. Modern in its design, the townhome showcases elegant timber and carpeted floors. A calming neutral colour palette and plantation shutters are featured throughout. Perfect for relaxing and hosting guests, a spacious open-plan living and dining area is situated on the property's upper level. Airy and bright, this welcoming central space adjoins a covered balcony with picturesque street views and plentiful entertainment space. You will also find an excellent kitchen displaying a breakfast bar, quality appliances and ample cupboard storage that is ideal for entertaining. A multitude of popular cafes and restaurants are a stone's throw away, ensuring residents have a wealth of dining options essentially right on their doorstep. Finishing the upper level, an ensuited master bedroom with ample wardrobe space. Another two bedrooms benefitting from built-in robes are downstairs, along with a well-appointed main bathroom and a separate internal laundry. Outside, a fully-fenced courtyard has a patio that is suitable for enjoying your morning coffee. Complete with a secure double garage and superb storage, the residence also includes split-system air-conditioning and ceiling fans. Minutes from Camp Hill Marketplace and the fashionable Martha Street café precinct, this outstanding townhome is near Whites Hill Reserve's sporting grounds and Westfield Carindale. Falling within the Whites Hill State College catchment area, this exceptional property is also a short distance from Saint Martin's Catholic Primary School, San Sisto College and Saint Thomas Catholic Primary School. Do not delay – call to arrange an inspection today. 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