

**22 Hobart Avenue, Camp Hill, Qld 4152**



**Sold House**

Thursday, 5 October 2023

22 Hobart Avenue, Camp Hill, Qld 4152

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Craig Loudon  
0733984081

**\$1,315,000**

Auction: 5.30pm, Saturday 28 October on-site Deposit: \$10,000.00 payable immediately, balance of 5% payable 5.00pm Monday 30 October Settlement: 30 days from auction date Take your place alongside the multi-million-dollar homes of Camp Hill's most prized and tranquil enclave. Held by the same owner for more than 50 years, this elevated 607sqm address presents an increasingly rare opportunity to build a new luxury family residence in this tightly held pocket\*. Boasting a perfect rear northern aspect and expansive 15 metre frontage with leafy district views across to Whites Hill Reserve, the gently sloping block lends itself to a myriad of spectacular indoor-outdoor architectural designs. Currently accommodating a well-maintained post-war home, scope certainly exists to follow the lead of several neighbouring properties and undertake a full renovation/extension of the spacious dwelling into the large backyard. But more likely, this is an unmissable chance for buyers to capitalise on one of the last original homes in the street to knock-down and rebuild\*. In addition, the comfortable 3-bedroom property could easily be rented out during the planning stages to minimise holding costs. Peaceful and family-friendly, the exclusive address is conveniently positioned just a short stroll to bus stops, the local shopping village with quality café, bakery, butcher and gourmet supermarket, as well as the walking trails of Seven Hills Bushland Reserve and beautiful Lavarack Park. Less than 5 minutes from quality childcare centres, the popular C and K kindergarten, and highly regarded schools including St Martins or St Thomas's Primary and San Sisto College, residents will enjoy swift access to Villanova, Loreto and Cannon Hill Anglican Colleges, extensive retail (including Woolworths) at Camp Hill Marketplace, the boutique Martha Street dining precinct, Westfield Carindale, and CBD just 6km away. At a glance:- Post war home on 607sqms with 15m frontage (approx.), rear north aspect, district views- Prized, peaceful position in the exclusive "Avenues" enclave- Outstanding knock-down-rebuild or renovation opportunity\*- First time to market for 50+ years; one of the few remaining post-war homes in the street- Spacious, well-maintained home presenting in comfortable but largely original condition- High ceilings, large living and bedrooms with oversized windows, air-conditioning, ceiling fans- Lock up garage and storage plus dual driveways to accommodate further vehicles, boat, caravan- Moments from bus, local shops, lifestyle precincts, top schools, parks, bushland walking trails \*Subject to Brisbane City Council Approval