

**23 Noreen Street, Chapel Hill, Qld 4069**

Place. 

**House For Sale**

Thursday, 9 November 2023

23 Noreen Street, Chapel Hill, Qld 4069

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



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## Auction

Auction Location: On-Site Spacious and functional this wonderful home will sweep you away with its elevated position, plenty of storage and the variety of options on offer. Situated on a flat 405m<sup>2</sup> block enjoying a very convenient location and surrounded by wonderful neighbours, this entry level property is close to a-grade amenities and excellent schools. Warm and welcoming, the property enjoys:- Two levels of spacious living (downstairs is not legal height) featuring various indoor & outdoor areas ideal for entertaining friends & family or relaxing independently- 2 generous bedrooms upstairs all with high ceilings- Fantastic sized kitchen, featuring stainless steel appliances including a gas cooktop and plenty of storage- 1 bathroom- Fabulous living room flowing off the kitchen- Impressive outdoor entertaining spaces downstairs with room for a small pool- Plenty of room downstairs to utilise as guest accommodation, home office or teenager's retreat. - Lock up garage for 2 cars- Gated backyard perfect for children and pets- Low maintenance 405m<sup>2</sup> block with manicured, low maintenance gardens. Freshly painted throughout. - Well located to Kenmore State High, Our Lady of the Rosary, Ambrose Treacy College and part of the Kenmore State Primary School catchment- Close proximity to excellent amenities including Kenmore Village, Marshall Lane cafes and restaurants, local sporting clubs including the Kenmore Bears AFL club and UQFC soccer club The options here are plenty. Move in with very little to do, land bank and rent out for a solid return or remove the property and build a new home in one of Brisbane's most sought after suburbs. This home will be sold on or before Auction day. Please contact Matt O'Neill immediately on 0423 693 550.

**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.