

# 25 Lomandra Place, Chapel Hill, Qld 4069



## House For Sale

Thursday, 7 December 2023

25 Lomandra Place, Chapel Hill, Qld 4069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 520 m2**

**Type: House**



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## FOR SALE

Situated in a peaceful cul-de-sac, this executive home offers superb separation and an inviting atmosphere. Positioned among quality, well-kept homes, this residence is designed for low maintenance, providing a perfect balance of comfort and practicality. As you step inside, the home extends a warm welcome with inviting solid timber flooring. The kitchen, dining, and both indoor and outdoor living spaces effortlessly come together to shape the heart of the home. Illuminated by skylights, expansive windows, and glass sliding doors, this central area is bathed in natural light, creating a bright and airy atmosphere. The kitchen is a focal point, featuring a spacious sleek benchtop, gas cooktop, and ample storage, including a generous walk-in pantry. The dining and living lead to a covered outdoor entertaining space, ideal for alfresco dining and barbecues with easy access to the secure fenced backyard and flat grassy expanse. The main bedroom, located on the same level, offers a retreat with separation from the other bedrooms. An ensuite with twin sinks and a walk-in robe complements the luxurious living experience. The fourth bedroom on this level offers adaptability, serving well as a study or guest suite, complemented by a convenient powder room. Heading downstairs, a versatile rumpus/breakaway space awaits, providing an ideal retreat for teenagers or those desiring separation. Bedrooms two and three, along with a main bathroom and separate powder room, contribute to the home's versatility. The laundry, with access to a sizable undercroft storage area, completes the lower level, offering practical solutions for organised living. Whether you're a bustling family in need of the freedom to "lock up and leave" or simply seeking a home that seamlessly accommodates your on-the-go lifestyle, this property with fantastic separation is a must-see.

**HOME FEATURES:** - Lovely solid timber flooring throughout the upstairs living- Multiple living spaces offering great separation- Central kitchen with gas cooktop, ample storage, and generous walk-in pantry- All bedrooms with built-in robes and ceiling fans- Fully fenced for children and pets - Spacious flat grass space- Double car garage with internal access- Additional off-street parking on driveway- 10kW solar system with 8kW inverter- Generous amount of storage- 520sqm block- Council Rates \$702.50/qtr

**LOCATION:-** Chapel Hill State School Catchment (Prep to Year 6)- Kenmore State High School Catchment (Year 7 to Year 12)- Close to a great assortment of many sought-after private schools including Our Lady of The Rosary School, Brisbane Montessori School, Ambrose Treacy College, Brisbane Boys College, St Peters Lutheran College, Holy Family Primary School, Brigidine College, Stuartholme School, Queensland Academy for Science Mathematics and Technology & Mancel College- Easy access to Mt Coot-tha tracks and mountain bike trails - 200m walk to the local bus stop - 350m to local shops on the corner of Kirkdale Road & Fleming Road - 8.5km from Brisbane CBD- 1.2km to Kenmore Plaza Shopping Centre - 1.5km to Kenmore Village Shopping Centre - 2.6km to Indooroopilly Shopping Centre- 23-minute drive to Brisbane airport using the Legacy Way Tunnel