

**26 Greenford Street, Chapel Hill, QLD, 4069**

**Sold House**

Tuesday, 18 April 2023

**Coronis**

26 Greenford Street, Chapel Hill, QLD, 4069

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Sold by Alex Denmeade

Dappled sunlight bathes the open plan living areas of this beautiful five-bedroom energy efficient family home. The chic living space wraps around an elevated and private inground concrete pool and luxurious sundeck inviting Mediterranean joie-de-vivre lifestyle accentuated by the polished hardwood floors, luxury fittings, soft textures, and muted tones. The true majesty of this home however is location; The uninterrupted views towards Mt Coo-tha will gift the new owner private daily lightshows as the sun slowly slips below the ridge line leaving this beautiful home awash with the last warm rays of the day.

### At a glance

- 5 generous bedrooms
- 2 bathrooms + separate toilet
- Ensuite to master with double vanity
- Double glazing windows throughout the entire house
- Open plan living, dining and kitchen
- Roof solar panels
- Double garage with remote controlled access
- Separate laundry with external access
- 796 m2 of elevated, landscaped, easy maintenance land

Auction: The auction will take place on-site at 9am on Saturday the 16th of July. Doors open from 8:30 am on the day.

### The details

#### The designer kitchen includes

- Stunning island and cooktop benches with waterfall edges made with 30mm black forest granite sourced from Brazil
- Built-in German Liebherr wine fridge & built-in Liebherr French door fridge & freezer
- Built-in German Miele dishwasher
- Built-in Swiss made V-Zug steam combination oven allowing for roasting, steaming and programmed cooking.
- V-Zug flashed induction cooktop and rangehood
- Soft close cabinetry throughout
- LED strip lighting

#### The adults retreat includes

- Beautifully renovated ensuite with a double vanity, heated towel racks, bidet, and muted, modern European tones.
- Double-length built-in wardrobe
- Air-conditioning unit and ceiling fan
- Soft, muted tones with mountain and pool views through the massive wood-lined, double-glazed windows

#### The home is finished to the finest standard with

- Spotted Gum hardwood floors throughout open living dining and area
- Double-glazed windows
- LED lights throughout
- 3 inverter air-conditioning units
- Schneider power points and light switches
- Family-sized storage with 3 massive hallway cupboards & built-in robes to bedrooms
- Alfresco with pool and mountain views
- Storage shed with enclosed pool pump
- 5.2 kW overloaded solar array with a 5 kW German SMA inverter

Electric hot water system  
Brand new electrical safety switch

Investors corner

Built 2002

Brisbane City Council rates approximately \$565 per quarter

Possible rental return of \$1000-\$1100 per week

796 m2 elevated, low maintenance land

No easements + side access

Within the coveted Chapel Hill and Indooroopilly State Schools and Kenmore State Highschool catchment areas

20 minutes to Brisbane's CBD, easy access to airport via the Legacy tunnel

Modern, renovated and ready to move in and enjoy, the only thing missing is you and as such you are cordially invited to come and experience this beautiful home at the below times:

VIP Open home Thursday 23rd June @ 5pm

Saturday 25th June @ 11am

Thursday 30th June @ 5pm

Saturday 2nd July @ 11am

Thursday 7th July @ 5pm

Saturday 9th July @ 11am

Thursday 14th July @ 5:30pm

On-site auction 16th of July from 8:30am.

This truly is a stunning home with space, peace and quiet to grow and enjoy this picturesque leafy suburb. Chapel Hill is renowned for its beautiful in nature living at the foot of Mt Coo-tha precinct with easy access to the city, a biosphere of family, nature, and convenience. There is a reason residents of this suburb rarely leave once they establish roots, so come and fall in love with this family home as the current owners have and watch your life flourish at 26 Greenford.

The auction will take place on-site at 9am on Saturday the 16th of July. We look forward to welcoming you down from 8:30 am on the day and I ask that all those wanting to place a bid contact me on 0412 312 900 or [alex.denmeade@coronis.com.au](mailto:alex.denmeade@coronis.com.au) for information on how to register.

Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.