

**3 Riatta Street, Chapel Hill, Qld 4069**



**House For Sale**

Wednesday, 22 November 2023

3 Riatta Street, Chapel Hill, Qld 4069

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 703 m2**

**Type: House**



Reuben Packer-Hill



Zach Taylor  
0431278890

## Auction

An executive sanctuary of the highest calibre, this expertly reimagined residence is appointed to perfection and designed to provide ultimate space for all family members. From the stunning interiors to the exclusive leisure facilities, it's ideal for those who love to live in comfort and entertain in style. Set on a low maintenance 703sqm block in the Mt Coot-Tha foothills, the home's in a peaceful cul-de-sac within a short stroll of walking tracks. The convenient locality is near the M5, Legacy Way, excellent schools and shopping centres at Kenmore, Chapel Hill or Indooroopilly. • Redesigned and fully renovated 2021, newly repainted exterior • Striking formal lounge/games room with log fireplace for winter • Finest finishes include bamboo flooring and sophisticated décor • Media room equipped with projector, screen, recessed television • Expansive balcony captures fresh breezes and picturesque views • Entertain by the pool, complete with bar and Solarmax umbrella • Sunlit barbecue retreat, secure front courtyard for children • Manicured gardens have citrus trees and established plants • Custom galley kitchen with Siemens appliances, Miele dishwasher • Two ovens, induction cooking, integrated Liebherr fridge/freezer • Stone benchtops, designer cabinetry, concealed butlers' pantry • Dining room adjoins coffee making counter with refrigeration • Sumptuous bedrooms fitted-out with quality built-in wardrobes • Thoughtfully planned layout offers secluded master for parents • Luxe bathrooms, main with bath, rail and rain shower, double sink • Ensuite has one of two GROHE three way thermostat controllers • Equally impressive self-contained accommodation on lower level • Features rumpus, study, kitchen, third bathroom, fifth bedroom • Air conditioning, data and USB charging points, solar panels • Prowler Proof doors, extensive security, surveillance cameras • Under house storage, double garage with 5.1 metre panel lift door • Chapel Hill State and Indooroopilly State High schools catchment