

**33 Warilda Street, Camp Hill, Qld 4152**

Place. **P**

**House For Sale**

Saturday, 18 May 2024

33 Warilda Street, Camp Hill, Qld 4152

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 253 m2**

**Type: House**



James Curtain  
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## Top Offer Closing 6th June 4pm

Presenting rock-solid living on an elevated corner parcel, this master-built and faultless rendered brick home is perfectly designed for flexible dual living. Beautifully renovated and appointed to offer two levels of stylish elegance, the spacious residence features a family-friendly layout upstairs and private self-contained studio accommodation, if so desired, on the ground floor. Ready for immediate occupancy, buyers can move straight in with nothing left to do or take the opportunity to enhance further and add capital value. Timber floors adorn the upper level, which unveils an open-plan living and dining area with air-conditioning and a bright, homey ambience. A central hub of family connection and relaxation, this inviting living zone features a sensational chef's kitchen with endless bench space and abundant storage. Three bedrooms and one bathroom are also on this upper floor. The lower level provides versatility at its best and an excellent breakaway space. Ideal for teenagers, renters, or those seeking independent living, the studio layout is air-conditioned and reveals living, dining, and bedroom accommodations, a fully equipped modern kitchen, and a bathroom. Property highlights include:- Beautifully renovated dual-living residence on an elevated corner parcel- Two levels of living and dining, providing family separation or dual living- Two modern stonetop kitchens with stainless steel appliances and gas cooktops- Three bedrooms with built-in robes; studio accommodation downstairs- Two bathrooms (one on each floor); separate internal laundry- Timber floors upstairs; tiles downstairs; security screens; air-conditioning- Secure parking in the double lock-up garage Experience the blissful blue-chip lifestyle this Camp Hill home affords. Surrounded by popular precincts, you can stroll to cafes and dining 300m away on Old Cleveland Road or venture 800m to the famed Martha Street precinct and 1km to Camp Hill Marketplace. With the local park and playground 50m from your door, kids will love playing outdoors before and after school. In a position perfect for families, children are only 750m from Camp Hill Primary School, moments from childcare, Villanova and Loreto College, an easy walk to bus stops, and just 16 minutes to the CBD. 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.