

34 Hipwood Road, Hamilton, Qld 4007

House For Rent

Friday, 26 April 2024

34 Hipwood Road, Hamilton, Qld 4007

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



OPQ Property Management

\$1,900/wk

Private viewings are available upon request: amanda@opulenceproperty.com.au-This an exceptional opportunity to lease not only a contemporary home with lux inclusions but also to be located within a sought-after pocket of Hamilton Hill, with sweeping views and surrounded by Brisbane's finest homes. Leading the way in modern convenience, while warm and inviting courtesy of a vein of rich timber features threading its way through a multi-storey layout. The panoramic landscape beyond is framed by wide expanses of glass, lofty ceilings and a merging of indoor/outdoor shared spaces. Located within the Ascot State School catchment, minutes from top private schools including the likes of St Margaret's Girls School, St Rita's College and Brisbane Grammar, less than 5kms from the CBD. Property Features Include:- 4 Bedrooms, carpeted with built-in robes (master with walk-in)- 2 Bathrooms upstairs with a powder room downstairs for guests- Modern kitchen with large stone benches with integrated V-Zug appliances, Franke sinks, Liebherr and Wine Fridges- Wine room, separate lounge & rumpus areas- Study downstairs- Ducted A/C throughout- Double lock up Garage- Superior contemporary Hamilton Hill home with sprawling views- Sparkling swimming pool and covered outdoor entertaining- Property includes 5 Samsung TVs, 1 Liebherr Fridge & 2 x DeLonghi Wine Fridges for tenant use as part of the tenancy.---PROPERTY T&Cs:-Lease term is 12 months minimum-No smoking is permitted at the property.-Property is Water Efficient; Tenants are required to pay for the water usage during the tenancy.-Pool servicing is included in the weekly rent price.-Gardens and Lawns can be included by negotiationINSPECTIONS:Viewings are not obligatory to apply for our properties. Applications can be submitted without attending the property; however, applicants who apply without viewing will be subject to a "site unseen" waiver.Please schedule an inspection time online via the "book inspection" button or contact our agency to discuss a viewing time. By registering for an inspection, you will promptly receive updates, changes, or cancellations for your appointment.Please be aware, that private security cameras are becoming commonly used in occupied properties by the residents in place and may be in use viewings.APPLICATIONS:The quickest and most convenient method to apply for this property is through 2APPLY via the "Apply Now" button provided in the link sent to you upon inquiry. However, a physical application form can be supplied via email upon request to hq@opulenceproperty.com.au.Please be aware that all tenancy applications are subject to searches on Equifax and TICA in accordance with the Australian Privacy Principles in the Privacy Act 1988.COMMUNICATIONS:If you wish to unsubscribe from our messages, please click the link provided in our communications and follow the prompts or email STOP to hq@opulenceproperty.com.au.---ADVERTISING DISCLAIMER:While every effort is made in the preparation of the information contained in this marketing, Opulence Property will not be held liable for any errors in typing or information. All information is deemed correct at the time of advertising.