

35 Arrowsmith Street, Camp Hill, Qld 4152

Place. **P**

House For Sale

Thursday, 1 February 2024

35 Arrowsmith Street, Camp Hill, Qld 4152

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 607 m2

Type: House



James Curtain
0731532999



Chris Dixon
0411225663

Auction

Auction Location: On-Site Presenting a lifestyle of distinction in coveted Camp Hill, this splendid residence rests on a private 607sqm parcel in a quiet street highly sought-after by families. Infusing modern style with the warmth of a family home, this breath-taking hideaway has been recently transformed with a new swimming pool, gazebo and lush landscaping, creating an outdoor oasis destined for alfresco fun and entertaining. Adorned with stunning tiles and a cosy gas fireplace, the open living and dining area forms a central hub for family connection with a free-flowing design overlooking the gorgeous greenery and extending into the chef's kitchen, expertly appointed with 2Pac cabinetry, stone benchtops, Smeg appliances and a butler's pantry. A servery window and glass sliders extend effortlessly outdoors, where an undercover terrace, firepit patio, saltwater pool and gazebo surround the gardens and grassy yard, allowing kids to run, play and swim as parents entertain or enjoy drinks by the water. A media room and study provide breakout space downstairs for movies and homework, and the upper floor hosts four bedrooms and original character details, including timber floors and casement windows. Wake to tranquil tree-lined views each morning in the master suite, which flows to a balcony, walk-in robe, and stylish ensuite with dual vanities and a rainfall shower. The family bathroom is beautifully designed with a freestanding bath and a powder room features below. Additional property highlights:- Smeg 900mm freestanding oven, gas cooktop and dishwasher- Four bedrooms (one with walk-in robe, two with built-in robes)- Two stonetop bathrooms and powder room with floor-to-ceiling tiles- Mudroom and separate laundry with abundant storage - Oversized double garage with drive-through side access- Hardwired speakers in the living area and media room- Ducted air-conditioning downstairs; 3x split systems upstairs- Intercom; alarm; ceiling fans; downlights; gas fireplace Promising a premier Camp Hill lifestyle, this home rests in a quiet street renowned for its family-friendly appeal and Halloween celebrations. Lavarack Park is only 180m away, Carina Kindergarten is 100m from your door, and children are less than 1km from Camp Hill State School, St Martin's and San Sisto College. City bus stops and shops are around the corner on Stanley Road, and you can access the CBD in 15 minutes. Featuring Camp Hill Marketplace, Martha Street and Westfield Carindale only moments away, you will love the spectacular shopping and dining nearby. 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.