

# 35A Chapel Hill Road, Chapel Hill, Qld 4069

## House For Sale

Saturday, 6 April 2024

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REAL ESTATE

35A Chapel Hill Road, Chapel Hill, Qld 4069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Daniel McCormack  
0730960542



Tom Ferris  
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## Offers over \$1.5m

Available via Private Inspection Only. Call Daniel on 0422 183 639 to arrange your private viewing. Welcome to your dream home in the highly sought-after Chapel Hill locale. Nestled on an elevated block on the eastern side of the street, this delightful property offers a perfect blend of tranquility and urban convenience. Boasting resort-style living with a tropical garden and a sparkling inground heated pool, this residence promises a lifestyle of comfort and elegance. Bask in the abundance of natural light that floods the interiors, creating a serene ambiance throughout the home. Set on a spacious 607sqm of land, this property is perfect for families or professionals looking for a comfortable, spacious, and stylish home. Upon entering, you will be greeted by stunning nature views and an abundance of natural light, creating a peaceful and serene atmosphere. The open plan living area seamlessly flows from indoor to outdoor, allowing for easy entertaining and making the most of the urban view. With two indoor living areas, three outdoor living areas and a stunning pool there's plenty of space for relaxation and entertaining. Immerse yourself in the lush tropical garden and unwind on the spacious, covered deck or make the most of the downstairs entertaining area adjacent to the pool. The light-filled kitchen is perfect for those who love to cook and entertain and is equipped with quality appliances. The breakfast bar is a great spot for casual dining, while combination of timber and tiled floor throughout the living areas adds a touch of elegance. Ceiling fans and the reverse-cycle air conditioning ensure the space is perfectly comfortable all year round. The house features four bedrooms, providing ample space for a growing family or the option to use one as a home office. The upstairs double bedrooms have zone-ducted air conditioning. The downstairs bedroom and living area have ceiling fans and offer a perfect getaway for teenagers or guests. Outside, you will find a lovely garden perfect for children of all ages, inviting you to spend your weekends enjoying the outdoors and soaking up the sunshine. The low-maintenance yard is perfect for those with a busy lifestyle or for those who simply prefer to relax and unwind. Set well back from the street, the garden offers a tranquil retreat from the hustle and bustle of city life. Extend the swimming season with the heated pool, ideal for enjoying year-round. The double lock-up garage features a workbench, shelving, and covered access to the living rooms and kitchen, providing convenience and functionality. Stay comfortable year-round with zone-ducted air conditioning to all bedrooms, reverse cycle air con in the living area, and ceiling fans throughout. Additional features include a walk-in robe in the master bedroom, external private access from the master bedroom to a garden area, built in wardrobes in all bedrooms, automatic garage door and vehicle gate, off-street parking for additional cars and a garden shed for pool and gardening equipment. Located less than 10 kms from Brisbane's CBD, this property offers easy access to all the amenities and conveniences of urban living while on nature's doorstep beneath Mt Coot-tha with easy access to its walking tracks and mountain bike trails. The property is in the catchment area for sought-after state schools and is conveniently located for private schools including Our Lady of the Rosary, St Peters Lutheran College, Brisbane Boys College and Brigidine College to name a few. For younger families there is Kenmore Park Preschool & Kindergarten, and Goodstart Early Learning Indooroopilly amongst others. The University of Queensland is less than 10 minutes drive away or can easily be reached by public transport. Kenmore Plaza Shopping Centre is within walking distance and Indooroopilly Shopping Centre, with its range of high quality retail and dining options, is just a stone's throw away or a short bus ride from a stop conveniently located across the road. Don't miss the opportunity to make this stunning property your own. Contact Daniel McCormack today on 0422 183 639 or Tom Ferris on 0408 989 899 to arrange your private viewing.