

# 36 Abbott Street, Camp Hill, Qld 4152

## House For Sale

Friday, 31 May 2024

W | WOOLLOONGABBA  
REAL ESTATE

36 Abbott Street, Camp Hill, Qld 4152

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 969 m2**

**Type: House**



Daniel McCormack  
0730960542



Tom Ferris  
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## Auction

Woolloongabba Real Estate is proud to present this amazing family home for the first time to the market. Welcome to 36 Abbott Street, a spacious and versatile brick family home designed to accommodate large and extended families. This impressive residence boasts six generously sized bedrooms, three elegantly appointed bathrooms, and two fully equipped kitchens. The layout is thoughtfully designed to offer two distinct dwellings within one property, providing privacy and convenience for multi-generational living. The property features two separate dwellings, each with its own kitchen, living areas, and bedrooms. This unique setup is ideal for extended families, offering the flexibility of independent living while being under one roof. The main dwelling includes an open-plan living and dining area that seamlessly integrates with a gourmet kitchen. Ample storage, and a large island bench make this kitchen perfect for entertaining. The master suite in this section boasts a spacious ensuite. The secondary dwelling offers its own kitchen and spacious living spaces, providing additional comfort and convenience. Set on a generous 969 sqm block, the outdoor space is perfect for family gatherings and entertaining. The beautifully landscaped garden features a large swimming pool and a covered alfresco dining area. The double garage and additional off-street parking ensure ample space for vehicles. Situated in the prestigious suburb of Camp Hill, this home is close to local schools, parks, and shopping centers. The property is within the catchment areas of top-rated schools such as Camp Hill State Primary School and Whites Hill State College. Nearby private schools include San Sisto College and St. Thomas' Catholic Primary School, Villa Nova, Cavendish Road State High School, Mayfield Primary School, St Martin's Primary Catholic. For shopping and entertainment, Westfield Carindale is just a short drive away, offering a wide range of retail stores, dining options, and a cinema. Excellent access to public transport and major roadways makes commuting to the CBD and surrounding areas convenient. This home offers a fantastic opportunity for those with a vision to add their personal touch. A cosmetic renovation would truly elevate this property, bringing modern flair to its timeless design and enhancing its already impressive features. Imagine transforming the existing spaces with fresh paint, updated fixtures, and contemporary finishes to create your dream home. This exquisite brick property at 36 Abbott Street, Camp Hill, is perfect for large and extended families seeking luxury, comfort, and versatility. With its dual living capability, spacious family living, and prime location, it offers an unparalleled lifestyle opportunity. This exceptional property is set to go under the hammer on Saturday, June 29th, at 10am. Don't miss this opportunity to secure a magnificent family home in one of Camp Hill's most sought-after locations. For more information or to schedule a viewing, please contact Daniel McCormack on 0422183639 or Tom Ferris on 0408 989 899. For additional details and to view the floor plan, visit the property listing. \*\*\*Disclaimer\*\*\* The description and photos are for illustrative purposes only. Some of the photos contain images that have been digitally furnished or styled. Woolloongabba Real Estate does not accept any responsibility for the accuracy of the information provided. Purchasers are advised to conduct their own due diligence. As the property is being sold via auction, no price guide can be disclosed.