

36 Hobart Avenue, Camp Hill, Qld 4152

Place. **P**

Sold House

Friday, 3 November 2023

36 Hobart Avenue, Camp Hill, Qld 4152

Bedrooms: 5

Bathrooms: 4

Parkings: 3

Area: 607 m2

Type: House



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A residence of distinction and opulence in Camp Hill's acclaimed avenues, this brand-new custom luxury home 'Eden' offers an unparalleled lifestyle on a picturesque north/south parcel. Flawlessly crafted by Sabdia Constructions, a multi-award-winning prestige developer renowned for their expert craftsmanship and bespoke designs, the house displays a meticulous minimalist aesthetic, allowing the premium materials and high level of finish to take centre stage. Luxury awaits indoors, with breathtaking interiors showcasing a pared-back palette of soft tones, engineered timber floors, stone benchtops, wool carpet and brushed nickel tapware from ABI Interiors. Imbued with a calming ambience, effortless flow and a balance of light and movement, the home accentuates space with lofty ceilings and picture windows embracing blissful views across the glistening pool, lush landscaping and sweeping aspects to the north and south. The central living and dining area creates a sense of connectedness with seamless integration to the glass-display Vintec wine cellar and alluring entertainer's kitchen adorned with an exquisite island bench, Miele appliances and a butler's pantry. A feeling of resort-style relaxation and effortless entertaining will be enjoyed on the alfresco terrace, expertly configured with an outdoor kitchen and outlooks over the pool and backyard basking in the sunshine. Additional space for family and guests is upstairs, with a bright, open living room hovering high by the void and a media room with a balcony, perfect for movie nights or gazing at the southerly mountains. Five beautiful bedrooms access four shared or private ensuites with floor-to-ceiling tiles and rainfall showers. Two bedrooms feature built-in robes and three boast walk-in robes, including the lavish master hideaway with tranquil views across the hillside and an opulent dressing room accessing a designer ensuite with a freestanding bath and dual vanities. A guest powder room, mudroom, laundry and triple garage finalise the inspired home. Additional property highlights:- Miele ovens x2, gas cooktop, rangehood, microwave and integrated dishwasher- Glass-display cellar with a Vintec wine fridge; outdoor kitchen with Beefeater BBQ- Remote-control triple garage with epoxy floors accessing the mudroom and laundry- My Air 8-zone ducted air-conditioning; Dorani intercom; Rheem hot water system Positioned in an exclusive avenue, families will love the peaceful scenery, picturesque parkland, and Seven Hills Bushland hiking trails just a short walk away. The local shops are 600m from your door, and Martha Street, Camp Hill Marketplace and Westfield Carindale are moments away. Just 15 minutes to the CBD and in excellent proximity to bus stops, childcare and renowned schools - this brand-new home offers a boutique lifestyle not to be missed. Rental Appraisal: \$2,200 - \$2,400 per week. Disclaimer: This property is being sold 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.