

38 Brisbane Avenue, Camp Hill, Qld 4152



House For Sale

Thursday, 7 March 2024

38 Brisbane Avenue, Camp Hill, Qld 4152

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 405 m2

Type: House



Shane Hicks
0409594629



Antonio Puopolo
0450899007

Auction

Auction Location: On-Site Please email hicksteam@eplace.com.au to register for the auction.

Magnificent Family Residence This luxury family haven, nestled in an elevated Camp Hill locale, seamlessly blends classic Hamptons-inspired elegance with contemporary custom finishes, delivering a truly breathtaking residence. The entrance is graced by an exquisite double gabled façade, adorned with French pattern travertine tiles leading to a grand foyer boasting 3.2m high ceilings. Across two meticulously designed levels, the opulence is accentuated by Rich American Oak Herringbone flooring, Carrara Marble, custom 2 Pac joinery, and designer pendant lighting. The open-plan ground floor beckons with a perfect north-to-rear aspect, featuring a distinctive stone fireplace and an impressive kitchen boasting solid marble benchtops and European appliances. Expansive cavity slider doors seamlessly connect the interior to a sheltered alfresco terrace, lush lawn, and a glass-framed saltwater swimming pool, providing a haven of supreme privacy. Completing this level is a dedicated home office with separate entry, a well-appointed family sized laundry, powder room and triple garage. Ascend the stairs to discover a spectacular library, theatre, or lounge room, complete with an integrated entertainment unit and a private terrace offering panoramic city, mountain, and area views. This level hosts four generously sized bedrooms, including a grand master retreat with ensuite, a spacious walk-in dressing room, a private balcony, and bay window bench seating for sunset-watching over the city skyline. The home, executed with meticulous attention to detail, offers additional features:- Built-in study/professional home office with a separate front entrance- 2nd bedroom with a private ensuite and integrated study desk, perfect for teenagers or guests- Varied ceiling heights, with 3.2m in the entry and study, 2.9m in the living areas, and 2.7m upstairs- 'My Air' zoned ducted air-conditioning and elegant heritage-style ceiling fans- A kitchen adorned with 2 Pac shaker profile cabinetry, an 80mm thick marble island breakfast bar, and European appliances- Three stunning bathrooms and a guest powder room with marble-top vanities and marble floor tiling- Decorative skirtings, cornices, French doors, and windows throughout- French pattern Travertine tiling across all exterior areas, including the rear entertaining terrace- Saltwater swimming pool with a large wading step, perfect for children or soaking up the sun- Ducted vacuum, security system, and digital video intercom- A three-car remote integrated garage with epoxy flooring and ample storage- Fully fenced property, complete with electronic driveway gates

Situated within the exclusive Camp Hill "Avenues" atop a tranquil street, the residence is surrounded by beautifully landscaped grounds. With proximity to local cafes, shops, quality schools, kindergartens, transport, Seven Hills Reserve, and Westfield Carindale, this property offers a family the prospect of enjoying an enviable lifestyle at the pinnacle of luxury. Our instructions are extremely clear – this home will be sold at public auction onsite Saturday 23 March at 12:00pm. Auction conditions are \$10,000 initial deposit with the balance of 5% payable the following business day and settlement in 30 days. Please call or email hicksteam@eplace.com.au to register to bid. The successful purchaser has the option to buy and or all furniture and decor.

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.