

**39 Margaret Street, Camp Hill, Qld 4152**

Place. 

**Sold House**

Wednesday, 15 May 2024

39 Margaret Street, Camp Hill, Qld 4152

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



Shane Hicks  
0409594629



Antonio Puopolo  
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**\$1,720,000**

Auction Location: On-Site To register to bid at auction, we will be onsite half an hour before the auction for the open home and registrations. Popular Floorplan, highly desirable street, potential to add value Nestled in the serene, sought-after streets of Camp Hill, this contemporary residence presents an ideal haven for families seeking both comfort and convenience. With a very popular floorplan boasting four bedrooms, two bathrooms, a double car garage and pool this fully air-conditioned 16-year-old home offers a real opportunity for those wanting a home like this with plenty of future potential. Upon entering, you're greeted by a spacious layout designed for seamless family living. The ground floor welcomes you with a well-appointed kitchen flowing effortlessly into the dining and family areas, leading to an outdoor alfresco space, a flat lawn and a sparkling pool – perfect for entertaining or unwinding on sunny afternoons. Additionally, a generously sized laundry and powder room, along with the convenience of a double lock-up garage, complete this level. Ascending the staircase, you'll find the master bedroom at the front, featuring an ensuite, walk-in robe, and a charming balcony, offering a private retreat to enjoy moments of relaxation. Three other bedrooms, each with built-in robes and ceiling fans, provide comfortable accommodation for the entire family. A spacious family room awaits on this floor, equipped with ample space for lounging and entertainment, complete with a large screen TV and a convenient work from home space. Conveniently situated within walking distance to parks, Camp Hill State School, cafes, and city bus stops, this home encapsulates the essence of suburban living with urban accessibility. While the property presents a contemporary design, it offers a real opportunity for renovation to suit individual tastes and preferences. Embrace the chance to acquire a modern family home at a value that reflects its potential for enhancement. Our instructions are extremely clear – this home will be sold at public auction onsite Saturday 1 June at 1:00pm. Auction conditions are \$10,000 initial deposit with the balance of 5% payable the following business day and settlement in 60 days. Please call or email [hicksteam@eplace.com.au](mailto:hicksteam@eplace.com.au) to register to bid. 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.