

40 Tangmere Street, Chapel Hill, Qld 4069



House For Sale

Friday, 14 June 2024

40 Tangmere Street, Chapel Hill, Qld 4069

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 700 m2

Type: House



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For Sale

Lovingly held for 30 years by its current owners, this beautifully maintained brick split-level home offers a quiet and private setting on a peaceful street, enveloped by mature gardens and lush green surroundings. Impressive high-raked ceilings greet you upon entry, thoughtfully designed to create an airy, light-filled space in the living and dining areas. The central kitchen is spacious, featuring thick stone benchtops, a breakfast bar, ample cupboard space, and a pantry. Overlooking the lounge area, the kitchen allows you to keep an eye on the kids while preparing meals. The kitchen and lounge areas open to a covered patio, perfect for alfresco dining or enjoying a quiet cuppa amidst the beautiful gardens. This space is ideal for entertaining and supervising the kids as they play in the resort-style saltwater swimming pool. The spacious main bedroom, located at the front of the home, boasts a walk-in robe and en-suite, offering great separation from the three other bedrooms situated at the other end of the house. These bedrooms are easily accessible to the main bathroom, which features a separate toilet, and a separate shower and bath, perfect for busy family mornings. With lovely green views from nearly every room, this home enjoys a serene and private setting. Having been lovingly maintained, it offers a comfortable living environment that anyone can appreciate.

HOME FEATURES: - Two separate living spaces offering great separation - Lovely high raked ceilings in the living and dining - Spacious central kitchen with stone benchtops, ample storage, and pantry - 3 x split system air-conditioning units - In-ground saltwater swimming pool - Fenced rear yard - Double car garage with covered access - 700sqm block - Council Rates \$576.30/qtr

LOCATION: - Easy access to Mt Coot-tha tracks and mountain bike trails - Chapel Hill State School Catchment (Prep to Year 6) - Kenmore State High School Catchment (Year 7 to Year 12) - Close to a great assortment of many sought-after private schools including Our Lady of The Rosary School, Brisbane Montessori School, Ambrose Treacy College, Brisbane Boys College, St Peters Lutheran College, Holy Family Primary School, Brigidine College, Stuartholme School, Queensland Academy for Science Mathematics and Technology & Mancel College - 200m flat walk to bus stop - 120m walk to local dog park - 8.5km from Brisbane CBD - 2.4km to Kenmore Village Shopping Centre - 2.6km to Kenmore Plaza Shopping Centre - 3.6km to Indooroopilly Shopping Centre - 23-minute drive to Brisbane airport using the Legacy Way Tunnel