

45 The Promenade, Camp Hill, Qld 4152

House For Sale

Wednesday, 28 February 2024

Place. 

45 The Promenade, Camp Hill, Qld 4152

Bedrooms: 5

Bathrooms: 5

Parkings: 2

Type: House



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Best Offers By 25th March 5pm

Step into a lifestyle that transcends the ordinary in 'Spectre', a brand-new breath-taking abode presenting the height of luxury in the avenues. Built and designed by Sabdia Construction, prestige comfort and refined elegance sit at the forefront of the design, which boasts a commanding 454sqm build atop a secure parcel where style, comfort and privacy are paramount. Composed with a soaring 6-metre void and picture windows framing the saltwater pool, the residence is illuminated with natural light and reflects brilliance across the Tundra Grey marble and American oak interiors. Two living spaces include a media lounge and an enticing, open living and dining area below the towering void. Flowing effortlessly across the bar and into the stunning Miele kitchen, the resident chef will adore the selection of premium appointments, butler's pantry and incredible waterfall island bench. The culinary excellence continues outdoors with a BBQ kitchen and alfresco terrace resting by the shimmering pool and gardens, creating an exceptional oasis for entertaining and relaxation. Five bedrooms all feature ensuites and accompany two studies and a guest powder room. Ascending upstairs, a mezzanine gallery walkway connects you to the palatial parents' retreat, which opens to a lavish dressing room showcasing a glass jewellery display and a makeup vanity. The opulence extends to the exquisite ensuite, adorned with crazy pave tiles, dual vanities, a rainfall shower and an inviting circular soak bath. Additional property highlights:- Brand-new luxury 454sqm home by Sabdia Construction in the avenues- American oak floors; carpeted bedrooms; crazy pave tiles in ensuite- Tundra Grey marble benchtops; manmade stone bathroom benchtops- ABI Interiors tapware; Beacon lighting; Studio Blinds curtains and blinds- Beefeater BBQ; Fisher & Paykel integrated fridge; Polytec cabinetry- Miele gas cooktop, rangehood, microwave, 2x ovens and 2x integrated dishwashers- Landscape designed gardens; artificial turf; saltwater swimming pool- Remote electric gate; secure pedestrian gate; Dorani intercom; alarm system- 8-zone My Air ducted air-conditioning with app-control; hardwired cameras- Mudroom with access to the laundry and double garage with epoxy floors. Occupying a prized corner parcel in Camp Hill's esteemed avenues, this home boasts a premier address on The Promenade. With beautiful lifestyle and recreation precincts at your fingertips, you can shop and dine at nearby Camp Hill Marketplace, Martha Street and Westfield Carindale and walk around the corner to parks and hiking trails through Seven Hills Bushland Reserve. Only 15 minutes from the CBD, 300m from bus stops and less than 1.5km from St Martin's Primary, San Sisto and Seven Hills State School, families will adore the executive lifestyle and location. Rental Appraisal: \$2,300 to \$2,500 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.