

52 Pampling Street, Camp Hill, Qld 4152

Place. **P**

House For Sale

Thursday, 7 March 2024

52 Pampling Street, Camp Hill, Qld 4152

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 601 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. Family Home Not to Be missed! Discover a modern family haven in the coveted St Thomas' precinct of Camp Hill, occupying an expansive 601m² block. This residence caters to the needs of today's family lifestyle, offering style, space and functionality. The ground floor welcomes you with two generously sized bedrooms, a flexible home office that could easily convert into another bedroom, and a rumpus room with large sliding doors leading to an Easterly facing deck. The family bathroom, walk-in linen cupboard, and family-sized laundry contribute to the practicality of the space. The remote double garage, featuring epoxy flooring has plenty of room for storage. Ascend to the upper level to find two more large bedrooms, including a master suite with a walk-in robe and ensuite. An additional bathroom, a family room with high ceilings, and a spacious kitchen and area leading out to an undercover deck with an Easterly aspect, providing the perfect setting for relaxation and entertainment. Parking is a breeze with off-street parking available, and the potential to add undercover space for an additional four cars. The property is fully tiled downstairs, while polished timber floors upstairs complement the carpeted bedrooms. The entire home is equipped with air conditioning and ceiling fans, ensuring comfort throughout the year. The home has been refreshed to include fresh paint, new carpets, light fittings, fans and split system air conditioners. Convenience is further enhanced by the property's proximity to Saint Thomas, accessible public transport, and the leisure opportunities provided by the nearby Perth St Park. Whether you're commuting or enjoying recreational activities, this home offers a perfect blend of accessibility and lifestyle. In summary, this residence is not just a house; it's a thoughtfully designed home that effortlessly combines modern aesthetics with practical features. With its prime location, space, and luxurious touches, it presents an affordable opportunity to embrace a lifestyle of comfort and sophistication in the heart of Camp Hill. Our instructions are extremely clear – this home will be sold at public auction onsite Saturday 23 March at 9:00am. 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. 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.