

**54 City View Road, Camp Hill, Qld 4152**

**House For Sale**

Thursday, 18 January 2024



54 City View Road, Camp Hill, Qld 4152

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 412 m2**

**Type: House**



Shane Hicks  
0409594629



Antonio Puopolo  
0450899007

## Auction

Auction Location: On-Site Please email [hicksteam@eplace.com.au](mailto:hicksteam@eplace.com.au) to register for the auction.

**Charming 4-Bedroom Family Friendly Home** This impressive property, situated on a 412m<sup>2</sup> block, boasts a prestigious Camp Hill address, making it an ideal home suitable for families of all ages. With a desirable easterly aspect to the rear, the residence offers a serene atmosphere. Conveniently located within walking distance to Camp Hill State School, city bus stops, parks, and Camp Hill Marketplace, this home ensures easy for all the family's needs. Just 15 years old, this contemporary residence has been recently refreshed with new paint and carpet, presenting a modern and welcoming ambiance. The well-designed layout encompasses multiple living spaces, four bedrooms, two bathrooms (plus a powder room), and a two-car garage. The property is secure and fully fenced, situated on a family-friendly street. The ground floor features a remote double garage, a practical laundry, a dedicated media room, and an open-plan kitchen with stone benchtops, a walk-in pantry, and a 900mm upright cooker. The family dining area seamlessly flows out to the alfresco space, providing an ideal setting for entertainment. The fully fenced flat backyard is perfect for children and pets, offering ample space for a future pool. Moving upstairs, the home boasts a large airconditioned master bedroom retreat with a balcony that enjoys captivating city and suburban views. The master suite also includes a spacious, luxurious ensuite and a walk-in robe. Additionally, there is a family room and three more generously sized bedrooms, all equipped with built-in robes. With its appealing features, convenient, family friendly location, and well-maintained condition, this property stands as an excellent opportunity for families seeking a comfortable and stylish residence in the sought-after Camp Hill area. Our instructions are extremely clear – this home will be sold at public auction onsite Saturday 3 February at 2:00pm. 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](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 cannot 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.