

**58 Maculata Drive, Chapel Hill, Qld 4069**



**Sold House**

Thursday, 16 November 2023

58 Maculata Drive, Chapel Hill, Qld 4069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 652 m2**

**Type: House**



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**\$1,500,000**

Occupying an elevated position on a corner block, this architecturally designed home enchants with its enduring charm. As you step inside, the interior unfolds with grace, featuring soaring ceilings, expansive windows, and voids that illuminate the space with natural light, accentuating the beauty of the solid timber flooring. The main level is the heart of the home, seamlessly integrating dining and living spaces surrounded by glass windows that frame treetop views. The elevated deck becomes a natural extension of the interior, providing a picturesque setting for entertainment and relaxation. The main level is the heart of the home, seamlessly blending kitchen, dining and living spaces surrounded by expansive glass windows framing treetop views. This level is more than just a living space; it's an entertainer's delight. The elevated deck serves as a natural extension, offering a perfect setting for both intimate gatherings and entertaining, whether it's a quiet evening or a lively celebration. With its elevated views and refreshing cross breezes, the deck becomes a natural stage for hosting. The in-ground swimming pool is easily accessible from this main level, and a covered patio provides the perfect spot to enjoy a cuppa or a good book while keeping an eye on the kids playing in the pool. The kitchen on this level is a culinary haven, featuring quality European appliances, dual ovens, a 5-burner gas cooktop, and ample storage options, all contributing to the overall functionality and style of the space. The main bedroom on this level provides great separation from the other bedrooms. It features a walk-in robe and a spacious ensuite that boasts dual access, adding practicality to this comfortable retreat. Ascending the stunning staircase to the upper level unveils three spacious bedrooms, where the elegant timber flooring continues. Each bedroom is crafted for modern comfort, complete with ducted air-conditioning and built-in robes. Conveniently situated, all bedrooms offer easy access to the well-appointed bathroom. The lower level unfolds as a versatile living area, offering the perfect space for a teenage retreat. Beyond its aesthetic appeal, the residence is thoughtfully designed with practicality in mind, the property is fully fenced and caters to essential needs with ample parking, storage, a garage, and a workshop area.

**HOME FEATURES:** - Two completely separate living spaces - Four generous-sized bedrooms with built-in robes, air-conditioning, and ceiling fans - Beautiful solid timber flooring throughout the main living and upper level - Kitchen equipped with quality European appliances, dual ovens, 5-burner gas cooktop, and ample storage - Ducted air-conditioning on main and upper level, with a split system in the main bedroom - Fully fenced for children and pets - In-ground swimming pool with heated pump - Double car carport and single car garage with remote automatic doors - Additional off-street parking space on driveway - Back to base security system and security cameras - 10.3kW solar system - 10,000L water tank - 652sqm block - Council Rates \$594.07/qtr

**LOCATION:-** 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 - Pedestrian access to Chapel Hill State School from Hakea Crescent - 500m to Kenmore Village Shopping Centre - 700m to Kenmore Plaza Shopping Centre - 9km from Brisbane CBD - 3km to Indooroopilly Shopping Centre - 22-minute drive to Brisbane airport using the Legacy Way Tunnel