

**64 Sydney Avenue, Camp Hill, Qld 4152**

Place. **P**

**Sold House**

Friday, 1 March 2024

64 Sydney Avenue, Camp Hill, Qld 4152

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 630 m2**

**Type: House**



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## Contact agent

Set on a prime 630sqm north facing allotment with development potential (STCA), this property benefits from a large rear yard and outstanding entertainment options. Ready to be developed, renovated or enjoyed as is, this incredible residence is close to Seven Hills Bushland Reserve's scenic walking tracks and Westfield Carindale's conveniences. Positioned amongst quality homes in a quiet street, the property greets you with an attractive character facade and mature front gardens. Continuing the refinement inside are details such as timber floors, decorative cornices and a fresh white colour palette. Airy and welcoming, a spacious open-plan living and dining area flows from the home's front porch and entry. A superb adjoining kitchen displays quality appliances, a stainless-steel splashback, a servery window and ample cupboard storage. Promising to be the setting of many cherished gatherings, a generous covered rear deck boasts privacy screens. An external staircase leads down to a large fully-fenced grassed rear yard with established gardens, a raised pergola and a pizza oven. There is also a dedicated study that is suitable for those who work from home, plus four sizeable bedrooms; two encompass built-in robes. A well-appointed main bathroom has floor-to-ceiling tiling and a frameless shower. Complete with two storage rooms and a secure dual tandem garage underneath the property, the residence also includes ducted air-conditioning and ceiling fans. Minutes from a multitude of shops and dining options, this fantastic residence is near Cannon Hill Kmart Plaza, the fashionable Martha Street café precinct and Camp Hill Marketplace. The Norman Park train station, numerous city-bound bus stops and Whites Hill Reserve's sporting grounds are a stone's throw away. Falling within the Mayfield State School and Whites Hill State College catchment areas, this brilliant home is also a short distance from Saint Martin's Catholic Primary School, San Sisto College and Saint Thomas Catholic Primary School. Do not delay – call to arrange an inspection today. 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.