

**7/9 Glanosmond Avenue, Camp Hill, Qld 4152**

Place. 

**Sold Townhouse**

Friday, 25 August 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 192 m2**

**Type: Townhouse**

**\$880,000**

Boasting a unique and versatile layout, this tri-level property features beautiful interiors and a picturesque outlook. Presenting an exciting buying and investment opportunity, this immaculate residence is close to local conveniences and city-bound bus stops. Set at the end of a well-positioned complex with only seven abodes, the townhome showcases elegant timber and tiled floors. A fresh white colour palette, skylights and lofty ceilings create a bright and airy atmosphere. On the property's ground level, a spacious open-plan living and dining area invites you to relax and host guests with ease. An excellent adjoining kitchen displays engineered stone benchtops, quality appliances, an internal servery window and ample soft-close cupboard storage. Encouraging indoor-outdoor living, large glass sliding doors open out to a fully-fenced private courtyard with a paved patio and established gardens. Here, unwind in style or gather loved ones for a fabulous celebration. Upstairs, an ensuited master bedroom on the residence's third level encompasses a walk-in robe and a private balcony with city glimpses. There is also a sizeable second bedroom benefitting from a built-in robe, as well as a tidy main bathroom. Suitable for guests, older generations or young adults, a third bedroom also boasting a built-in robe is on the middle level. Additionally, this room could double as a dedicated study. Complete with a single carport and adjacent parking for a second vehicle, the townhome also includes an internal laundry, split-system air-conditioning and an electric hot water system. A stone's throw from a multitude of shops and dining options, this outstanding property is near Coorparoo Square and the Coorparoo train station. Seven Hills Bushland Reserve's scenic walking tracks, Camp Hill Marketplace, the fashionable Martha Street café precinct, Westfield Carindale and Whites Hill Reserve's sporting grounds are only minutes away. Falling within the Camp Hill State Infants and Primary School and Whites Hill State College catchment areas, this fantastic residence is also a short distance from Saint Thomas Catholic Primary School, San Sisto College and Saint Martin's Catholic Primary School. Do not delay – call to arrange an inspection today. 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.