

7 Newman Avenue, Camp Hill, Qld 4152



House For Sale

Monday, 15 April 2024

7 Newman Avenue, Camp Hill, Qld 4152

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 405 m2

Type: House



Jahkoda Ferguson
0413056114



Moses Nguyen
0731030723

Auction

Auction, 4th of May at 2pm, On Site, if not SOLD prior to. Perfectly positioned across a direct north, low maintenance allotment, this fully renovated family home is the perfect opportunity for astute buyers looking to be centrally located in one of the East's most amenity-rich pockets, geared for years of capital growth to come. Catering to the busy professional, or growing young family, this home provides the livability of a functional family home with premium finishes and fixtures, whilst being a stone's throw away from some of Camp Hill's best recreational, educational, shopping, and entertainment options. Freshly renovated and ready for its new owner, this incredible home offers;

- 4 Beds. 3 Baths. 2 Secure Car.
- Heated Swimming Pool. Solar. 405m².
- Positioned in a premier locale of Camp Hill. Amenities within one minutes' walk.
- 15 Minutes to Brisbane CBD, South Bank and Many Other Entertainment Precincts
- Four well sized bedrooms; including a large master suite with WIR, split system A/C, fully renovated ensuite. All remaining bedrooms, offering generous space with BIR and ceiling fans.
- Fully renovated main bathroom appointed with freestanding bath and shower. Third renovated bathroom servicing the lower level with internal laundry.
- Open plan. Natural light and airy main living area seamlessly blending the kitchen, living, dining, and outdoor veranda spaces. Serviced by main split system A/C.
- Modern entertainers' kitchen, premium stone benchtop including breakfast bar. Conveniently positioned to service and entertain all zones with ease.
- Secondary lounge or entertainment media room on lower level, with built in speakers.
- Secure and enclosed double car electric garage with single off-street and on-street parking options available.
- Highline outdoor front veranda and back deck, both with city glimpse views. Lower floor outdoor entertainment area flowing onto a low maintenance and level rear yard.
- Sundrenched pool with heating facilities and rollable thermal pool cover.
- 5kW Gen24 Fronius Hybrid Inverter w/ 6.6kW QCell Panels. Solar system newly installed.
- Garden storage shed with other storage options available throughout the garage.

Short Walk to:

- Coorparoo State School
- Local café amenities and restaurants
- Coorparoo Square with Dendy Cinema
- Multiple Parklands
- Whites Hill Nature Reserve
- Newman Avenue Bus Stop

School Catchments:

- Coorparoo State School (Primary)
- Whites Hill State College (High School)
- Multitude of Brisbane's Top Private Schooling Options all Within 10 Minutes' Drive.

Within 15 Minutes' Drive to;

- Brisbane CBD
- South Bank and Entertainment Precinct
- Princess Alexandra Hospital
- The Gabba
- University of Queensland
- Griffith University Mount Gravatt and ease of access to Highways (M1, M2, M5, M7, M15)

For any further questions or queries, or to arrange for a private inspection, please call Jahkoda Ferguson on 0413 056 114 or Moses Nguyen on 0433 397 801.