

70 Hamilton Street, Tingalpa, Qld 4173

Place. **P**

House For Sale

Friday, 15 March 2024

70 Hamilton Street, Tingalpa, Qld 4173

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 600 m2

Type: House



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Offers over \$1,495,000

Nestled in a tranquil locale, this 2014-built family haven offers a harmonious blend of comfort and lifestyle. Boasting a classic brick facade, the residence features beautiful timber-look and carpeted floors. A versatile neutral colour palette showcased throughout promises to suit a variety of décor styles. On its ground level, a spacious and airy open-plan living and dining area feels truly welcoming. An impeccable adjoining kitchen displays Caesarstone benchtops, a 90-centimetre Delonghi oven and a convenient walk-in pantry. A sizeable, plush carpeted media room is perfect for family movie night or a children's playroom. A huge covered patio lends itself to both grand and intimate gatherings. A fully-fenced grassed rear yard has a heated in-ground swimming pool, mature gardens and an outdoor hot/cold shower. This brilliant outdoor area also benefits from a firepit area, plus plentiful space for children and pets. Upstairs, you will discover an ensuited master bedroom encompassing a walk-in robe, a second living area, three additional bedrooms and a main bathroom. Essential comforts are not overlooked, with split-system air conditioning in key areas and ceiling fans across the bedrooms and living areas. The inclusion of a large solar power system underscores the home's energy efficiency. Other notable details include a storage-packed shed and a secure dual garage with plenty of off-street parking. Walking distance from shops and dining options, this spectacular home is close to Twin Parks Shopping Precinct, Carmichael Park sporting grounds, Kianawah Park, city-bound Gateway Motorway and Cannon Hill Kmart Plaza's conveniences. Falling within the Tingalpa State School and Brisbane Bayside State College catchment areas, this exceptional property is also a short driving distance from Saint Oliver Plunkett Primary School, Cannon Hill Anglican College and Moreton Bay Boys and Girls colleges. 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 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.