

**74 Burn Street, Camp Hill, Qld 4152**

Place. **P**

**House For Sale**

Tuesday, 2 January 2024

74 Burn Street, Camp Hill, Qld 4152

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Julia Doyle

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## Auction

Capturing magnificent vista views from the back balcony, this three-bedroom home is set on an east to rear 607sqm allotment with 15.6m frontage in one of Brisbane's most sought-after suburbs. Positioned amongst established properties in a family friendly street, this dual-level residence invites you to enjoy as is, renovate or demolish to build your new dream home or dream homes (STCA).The property has an attractive brick façade with a glass caged staircase at the entrance and established gardens.Continuing from the entry, a spacious open plan living and dining area is filled with natural light on the first level. Steps away, a tidy kitchen features ample cupboard storage and fridge as inclusions.You will also find an east facing rear balcony commanding elevated vista views. An external staircase leads down to an expansive garden area and rear yard featuring vast amounts of space for children, pets, or a pool.Completing the upper level are three generously sized bedrooms and a well-equipped bathroom. The home has well placed doors and windows to make the most of the natural breezes.Downstairs, two generous garage and storage areas are accompanied by laundry facilities and a bathroom with separate toilet and an oversized large living space or multi purpose room.Close to a multitude of shops and dining options, this exceptional property is only eight kilometres from Brisbane's CBD. Camp Hill Marketplace. Westfield Carindale, and the fashionable Martha Street café precinct are also nearby, and Whites Hill Reserve with its sporting grounds and scenic walks are easily accessible.Falling within the Whites Hill State College catchment area which continues the French Bilingual program in 2024, this property is also a short drive from Saint Martin's Catholic Primary School, San Sisto College and Saint Thomas Catholic Primary School. Easy access to public transport options makes most of Brisbane's best schools easily accessible. Do not miss this exciting opportunity.Our instructions are extremely clear – this home will be sold at public auction onsite Wednesday 31st January. Auction conditions are \$10,000 initial deposit with the balance of 5% payable the following business day and settlement in 30 days. If you would like to register for the auction, please email [juliadoyle@eplace.com.au](mailto:juliadoyle@eplace.com.au).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.