

75 Prout Street, Camp Hill, Qld 4152



House For Sale

Saturday, 27 April 2024

75 Prout Street, Camp Hill, Qld 4152

Bedrooms: 3

Bathrooms: 1

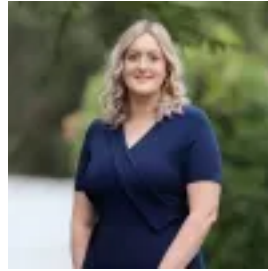
Parkings: 2

Area: 579 m2

Type: House



Brad Sissons
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DanniLee Capell
0731055777

FOR SALE

This solid post war home sits on a gently sloping 579sqm block of land in a well regarded location. In addition to already being a very liveable home, the property possesses enormous potential to renovate or knock down (STCA) and capitalise on all that Camp Hill has to offer. This home truly is perfect for both a young family looking to up-size, or a builder/developer looking for their next project. Stroll to the lively Samuel Village Shopping Precinct and Whites Hill Reserve and just minutes from Westfield Carindale Shopping Centre. Entering this lovely home, you will be instantly impressed with the charm of this post-war house. With timber floors throughout, you are greeted with a spacious living area with adjacent balcony. The traditional floor-plan encompasses three bedrooms all large in size inclusive of ceiling fans, main bedrooms also with air-conditioning. Centrally located to the bedrooms you will find the bathroom, with a shower over bath, modern vanity and separate toilet. The kitchen has electric oven and stove-top, timber cabinetry and room for dining area. You will also find a separate laundry and outside access to the sizable back yard. Underneath the home offers an abundance of storage space and garage door suitable for low cars. The yard space has established trees and can be entered by Herbert St. Residents will enjoy a blue-chip lifestyle within walking distance to the suburb's best cafes, boutiques and specialty stores. Woolworths, a medical centre and bus stops are steps away, and families can walk to nearby parkland, playgrounds and Whites Hill Reserve. Within the Whites Hill State College catchment, 550m from childcare and moments from Loreto and Villanova College. Only 5 minutes from Westfield Carindale, 15 minutes from the CBD, and offering quick access to hospitals, universities and the M3 and M1 Motorway this is a spectacular opportunity in a prestigious suburb. Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property. Timber floors throughout. Currently rented until 30/08/2025 for \$560 p/week. 300m from Camp Hill Marketplace. Under house storage and garage. Two-street access. Stroll to parkland and Whites Hill Reserve.