

76 Boundary Road, Camp Hill, Qld 4152



House For Sale

Tuesday, 27 February 2024

76 Boundary Road, Camp Hill, Qld 4152

Bedrooms: 6

Bathrooms: 6

Parkings: 5

Type: House



William Low

0419010508

Offers Over \$2,850,000

A spectacular opportunity within the high-growth, inner-city family locale, the site has two residences with separate access that present a wealth of potential. 76 Boundary Road has your current, future family and financial interests at heart and is overflowing with possibilities. The fully renovated and ultra-spacious 663m² family residences are perfectly situated on a rarely offered 1,254m² double allotment and conveniently positioned just 8km from Brisbane's CBD. The elevated position allows for commanding views of the City and leafy suburbs with all the lifestyle and amenities that inner-city Camp Hill has to offer. The current family have put their love into the home to create a unique and high-spec offering that has provided for their family as their needs have changed proving to be a versatile and accommodating design. The generous floor plan offers versatility, functionality and wide-open spaces, designed to accommodate the modern family. Positioned securely behind a private fence and automatic gate, with ample space for off-street parking for up to eight vehicles comfortably (five garaged), the main residence excels over two levels with multiple living areas, five bedrooms with study, media room and 4 bathrooms make this a comfortable family home. The chef's dream kitchen awaits, with stone bench tops, large adjoining butler's pantry with two dishwashers on offer and a V-zug steam oven in the second residence to top it all off. Situated at the rear of the property, the more recently constructed second residence is contemporary in style and has an expansive open-plan living area. A combination of gas lift and oversized windows give unobstructed views over the City. The elegant kitchen uses custom cabinetry with stone bench tops and premium appliances throughout. This level also benefits from a powder room. Internal stairs lead down to the lower level with study nook additional full bathroom and master suite. The master suite features a private balcony, walk-in wardrobe and large ensuite. Perfect for a family with adult children or guest suite for visiting family and friends. To complete the picture this stunning home also offers exceptional entertaining options perfect for large gatherings or intimate family dinners. With the large covered deck, gym or multi-purpose room and large in-ground saltwater pool, watch the kids play and swim as you entertain year-round. A fully fenced stretch of green lawn and low maintenance garden is also located at the rear of the property behind the second residence - ideal for the children's play area and pets. The home presents the ideal balance of contemporary chic and family practicality. With close proximity to shops, cafes, public transport, and all amenities this home will grow and evolve as your family does. Occupying a 1254sqm block, the site features an ideal family home. Including:

- 6 Bedrooms + study + more
- 2 large kitchens + walk-in butlers pantry
- 6 bathrooms, 2 powder rooms
- Covered deck and sparkling Salt-water inground pool
- Open-plan living across two levels & two residences
- Sweeping city views from second residence
- 5 undercover car garage with additional visitor off-street parking including car turning circle
- 2 x Study/Office areas
- Fully fenced property with electric gate, security screen windows, security cameras & system
- Solar panels
- Air-conditioning
- 8km to the CBD with easy access to the M1 motorway
- Walking distance to Martha Street cafe precinct & Camp Hill Marketplace

This home is positioned in the blue ribbon and tightly held pocket of Camp Hill and only 8km from the Brisbane CBD, take advantage of the convenient transport links and express bus services placed within walking distance and enjoy an easy connection to the CBD and surrounding areas. Surrounded by large established family homes it is easy walking distance to local cafes and parks and a quick drive to shopping precincts. This property presents an exceptional value proposition to secure a versatile contemporary home for your growing family, with potential rental income in one of Brisbane's most attractive family-friendly inner-city suburbs.