

**8 Kirkdale Road, Chapel Hill, Qld 4069**



**Sold House**

Thursday, 9 November 2023

8 Kirkdale Road, Chapel Hill, Qld 4069

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 4970 m2**

**Type: House**



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**\$2,800,000**

Private Oasis Surrounded by Lush Greenery with Subdivision Potential Sitting on an expansive 4,970sqm block of land, this rare acreage living opportunity is situated just under 9km from Brisbane's CBD. Surrounded by lush greenery and picturesque gardens, this low-set home is a true oasis, providing a completely private retreat from the outside world. This quality Griffin & Knowlman residence provides a haven for those seeking quality, convenience, and space. Beyond the captivating features of the home itself, this property offers an exciting opportunity for potential subdivision. A sizable parcel of 717sqm at the front of the property opens an opportunity to create a second title on the block, contingent upon securing the necessary approvals from the council. As you arrive, a circular driveway welcomes you, and you are immediately embraced by the lush greenery that surrounds you, setting the stage for the privacy and natural beauty that await. Upon entering the home, you are welcomed by the generous high ceilings that create an open and airy atmosphere. To the left, a spacious lounge and dining area beckon, complete with a wood-burning fireplace and charming original features like a charming chandelier. French doors open to reveal enchanting views of the verdant surroundings, making you feel like you're sitting in the treetops. The main bedroom, featuring a walk-in robe and ensuite, is conveniently located to the right. Moving down the hall, you'll find a beautifully renovated open-plan kitchen and living area with bifold doors leading to a large undercover deck. This outdoor space is perfect for entertaining, allowing you to watch children play in the pool or flat grass space while surrounded by the lush tropical trees. A full bathroom and laundry provide convenience at the end of the living and dining area, with easy access from the deck, making it ideal for guests and swimmers returning from the pool so wet towels and feet are easily contained. Additional bedrooms and a family bathroom are situated on the opposite side of the house, as well as a study with French doors opening to a patio and the garden. The property also features gorgeous, manicured gardens at the front, alongside vegetable gardens next to the pool. A bridge leads to the lush backyard, surrounded by trees and a flat grassy area—perfect for family cricket matches. There's even a chicken coop for those who appreciate farm-fresh eggs. Frequent visits from kangaroos, kookaburras, King Parrots, and many other birds add to the charm of this property. With its abundant greenery and spacious interiors, this property offers an idyllic lifestyle for those seeking a private haven. Whether you aim to preserve its complete privacy or plan to land bank and explore potential subdivision in the years ahead, this property is a rare gem that combines natural beauty with comfortable living. Making an investment in this exceptional home, situated on a large block of land in a highly coveted location, just under 9km from the city, is undeniably one of the wisest choices you'll ever make!

**HOME FEATURES:** - Possibility to create two titles with a 717sqm subdivision opportunity at the front - Five bedrooms plus an office - Two completely separate living spaces - Wood burner fireplace in the lounge/dining - Kitchen complete sleek benchtops, pantry, and ample storage space - Main bedroom with ensuite, and walk-in robe - Zoned, ducted air-conditioning throughout - In-ground saltwater swimming pool - Double carport with covered access and storage areas - Additional off-street parking on driveway - 6.6kW solar system - Vegetable garden beds and chicken coups - 1.23 acre block (4,970sqm) - Council Rates \$975.40/qtr

**LOCATION:** - Chapel Hill State School Catchment (Prep to Year 6) - Kenmore State High School Catchment (Year 7 to Year 12) - Close to a great assortment of many sought-after private schools including Our Lady of The Rosary School, Brisbane Montessori School, Ambrose Treacy College, Brisbane Boys College, St Peters Lutheran College, Holy Family Primary School, Brigidine College, Stuartholme School, Queensland Academy for Science Mathematics and Technology & Mancel College - Easy access to Mt Coot-tha tracks and mountain bike trails - 140m to local shops on the corner of Kirkdale Road & Fleming Road - 400m walk to the local bus stop - Entrance to the Curajong Creek trail to Kenmore Village from Brushbox Court - Close to Kenmore Plaza Shopping Centre & Kenmore Village Shopping Centre - 8.5km from Brisbane CBD - 2.8km to Indooroopilly Shopping Centre - 22-minute drive to Brisbane airport using the Legacy Way Tunnel