

# 8 Lloyd Street, Camp Hill, Qld 4152

Place. 

## Sold House

Thursday, 26 October 2023

8 Lloyd Street, Camp Hill, Qld 4152

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 506 m2

Type: House



Shane Hicks  
0409594629



Antonio Puopolo  
0450899007

**\$1,601,000**

Auction Location: On-Site Please email [hicksteam@eplace.com.au](mailto:hicksteam@eplace.com.au) to register for the auction. Live, renovate or knock down to build on 506m<sup>2</sup> with city views! Capturing magnificent city views from the back deck, this three-bedroom home is set on a north to rear 506sqm allotment with 12.6m frontage in one of Brisbane's most sought-after suburbs. Positioned amongst established properties on a tree-lined street, this dual-level residence invites you to enjoy as is, renovate or demolish to build your new dream home. The property has an attractive façade, established gardens also showcase beautiful hardwood floors and a versatile neutral colour palette. Continuing from the entry, a spacious open plan living and dining area is filled with natural light. Steps away, a tidy kitchen displays a tiled splashback ample cupboard storage Miele dishwasher as well as a microwave and fridge as inclusions. You will also find a north facing covered rear patio commanding remarkable city views; this enviable outlook can be maximised will be further improved by raising the home in renovation or building a new residence. An external staircase leads down to an expansive fully fenced grassed rear yard featuring vast amounts of space for children, pets, or a pool. Finishing the upper level are three generously sized bedrooms and a well-equipped bathroom. The home has ceiling fans and ducted air conditioning throughout. Underneath the home, a generous garage and storage area is accompanied by laundry facilities and a powder room. Close to a multitude of shops and dining options, this exceptional property is only six kilometres from Brisbane's CBD. Coorparoo Square, Norman Park train station, the Wembley Dog Park, Camp Hill Marketplace, and the fashionable Martha Street café precinct are also nearby. Falling within the Coorparoo State School and Coorparoo Secondary College catchment areas, this excellent residence is also a short drive from Saint Thomas Catholic Primary School, Anglican Church Grammar School, and Villanova College. 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 Saturday 11th November at 11am. 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 [hicksteam@eplace.com.au](mailto:hicksteam@eplace.com.au)

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