

**82 Waverley Road, Camp Hill, Qld 4152**

Place. **P**

**Sold House**

Friday, 27 October 2023

82 Waverley Road, Camp Hill, Qld 4152

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 607 m2**

**Type: House**



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**\$1,861,000**

Auction Location: On-Site Presenting a premier lifestyle opportunity atop an exclusive hillside 607sqm north/south block, this timeless Art Deco home offers a world of potential and an enviable position only steps from the Camp Hill Marketplace and Martha Street precincts. A much-loved and cherished house showcasing solid brick construction and charming period details, the property is perched high on the hill and elevated to capture beautiful breezes, abundant sunlight, and scenic aspects to the north and south. With the option to retain the existing residence and move in, landbank as a long-term investment or redevelop and build a brand-new luxury residence\*, you can craft your dream lifestyle in this idyllic setting. Offering easy living on one level, the home is enriched with air-conditioning and beautiful Art Deco details, including classic casement windows and ornate cornices. The spacious lounge and dining area centres around the fireplace, the kitchen includes Bosch appliances, and the balcony delights in blissful views across the hillside and the gardens, patio, sundeck and backyard below. With the rear of the house oriented to the north, the option exists to redevelop and harness even greater hillside outlooks and stunning surroundings from a second storey.\* Property highlights include:- Single-level solid brick home resting on an idyllic 607sqm north/south block- Elevated hillside position benefiting from beautiful breezes and outlooks- Opportunity to live in, rent out, renovate or redevelop the premier site\*- Casement windows, ornate cornices, air-conditioning and a fireplace- Spacious living and dining area opening to the north-facing balcony- Well-appointed kitchen featuring Bosch appliances and stone benchtops- Scenic hillside views from the balcony, sun deck, patio and firepit area- Lovely lawns and gardens surround the front and rear of the home- Two bedrooms with built-in robes, one bathroom and an internal laundry- Lock-up garage, garden shed and a water tank Hovering on the hill in an esteemed Camp Hill enclave, the property enjoys a lifestyle position just 400m from Camp Hill Marketplace and 600m from Martha Street, where you can sample an array of spectacular cafes, restaurants, artisan stores and Woolworths. Picturesque parkland and playgrounds are within easy walking distance, and you can venture to Whites Hill Reserve for hiking and koala spotting. Just 12 minutes from the CBD, 170m from Guardian Childcare, in the Whites Hill State College catchment, and moments from Our Lady of Mt Carmel Primary School, San Sisto, Loreto and Villanova College – a phenomenal lifestyle and opportunity await.\* Subject to Brisbane City Council Approval Council Rates: \$837.68 per quarter excl. water/sewer. Rental Appraisal: \$650 to \$750 per week. Disclaimer: This property is being sold by auction and therefore a price guide can not 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.