

# 93 Ironbark Road, Chapel Hill, Qld 4069



## Sold House

Monday, 14 August 2023

93 Ironbark Road, Chapel Hill, Qld 4069

**Bedrooms:** 4

**Bathrooms:** 3

**Parkings:** 2

**Area:** 790 m2

**Type:** House



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**\$1,780,000**

In this stunning home, luxury and functionality seamlessly blend to create an exquisite living experience. The property's elevated position offers tree-line views, with expansive glass windows and doors that warmly welcome the surrounding green landscape into the living space. As you enter, the grandeur of high ceilings immediately sets the tone for the rest of the home. The high ceilings throughout the home create a sense of spaciousness and invite an abundance of natural light. To your right of the front doors, you enter a vast and open living and dining space, adorned with a charming fireplace. Large sliding doors grace the room, inviting natural light to illuminate the interiors and create a warm and inviting atmosphere. This space opens up to the deck and outdoor entertaining areas, affording picturesque views of the pool, making it an ideal spot for entertaining and unwinding. The central kitchen is a marvel of practicality, featuring fantastic storage options and bi-fold windows that seamlessly connect to the outdoor entertaining area. This design ensures that you can be part of the festivities while effortlessly preparing meals and keeping an eye on activities in the adjacent second living space. Convenience is key, with one of the four bedrooms conveniently located near the kitchen and living area, along with a full bathroom and combination laundry, all on the same level. This makes the property ideal for multi-generational families, providing comfort and ease of accessibility. The upper level houses the remaining bedrooms, each thoughtfully appointed with built-in robes, ducted air-conditioning and ceiling fans for optimal comfort. The main bedroom boasting a luxurious ensuite with a standalone bath and a shower with a waterfall head, along with a walk-in robe. Meanwhile, the second bedroom on this level comes with its own private balcony and an attached entertaining/study space, making it an ideal retreat for teenagers or guests. Explore the perfect harmony of beauty and practicality in this spacious home, meticulously designed to enhance your living experience and create cherished memories for years to come.

**HOME FEATURES:-** Two completely separate living spaces- Main living and dining with lovely high ceilings and fireplace- Large central kitchen with pantry, plenty of storage and quality appliances - All bedrooms with built-in robes and ceiling fans - Inground saltwater swimming pool- Fenced for children and pets with flat grass space- Double car garage with internal access- Ducted air-conditioning throughout the upper level - 2 x split system air-conditioning units downstairs- 6kW solar system- 790sqm block - Council Rates \$600.60/qtr

**LOCATION:-** Easy access to Mt Coot-tha tracks and mountain bike trails - 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 Ambrose Treacy College, Brisbane Boys College, St Peters Lutheran College, Brigidine College & Stuartholme - Directly across from Cicada park- 100m to bus stop- 500m to local shops on Fleming Road - 1.4km to Kenmore Village Shopping Centre- 1.6km to Kenmore Plaza Shopping Centre - 9km from Brisbane CBD- 3.3km to Indooroopilly Shopping Centre- 23-minute drive to Brisbane airport using the Legacy Way Tunnel