

24 Peebles Place, Chapel Hill, QLD, 4069



House For Sale

Wednesday, 14 August 2024

24 Peebles Place, Chapel Hill, QLD, 4069

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Low-Set Home Backing Onto Mt Coot-Tha Reserve

Immaculately maintained and beautifully presented, this single-level brick home sits on a generous 1,222sqm block in an elevated position, offering treetop views and direct access to Mt Coot-Tha Reserve. Built by the current owners and cherished for the past 34 years, this home is now on the market for the first time, promising easy living in a peaceful cul-de-sac.

As you arrive, you're greeted by meticulously kept gardens that envelop the home, creating an inviting atmosphere. Inside, the floorplan emanates a welcoming warmth, with views of lush greenery from all rooms, adding to the home's gorgeous feel.

The home opens to the first of two living spaces, complete with a cozy gas heater and a spacious dining area. This flows seamlessly into the light-filled kitchen and living area, which leads out to the outdoor covered entertaining space. Here, you can relax and enjoy the serene birdsong while kids play in the sparkling saltwater pool, all set against a stunning lush green backdrop.

Two of the bedrooms are positioned at the front of the home, including the spacious main bedroom with a walk-in robe and ensuite. The other bedroom, while serving as a functional space, offers great separation and could also be utilised as a work-from-home office. The remaining two bedrooms are located at the other end of the home, along with the main bathroom and separate toilet, offering great separation for busy families.

Wander down picturesque garden paths and enjoy direct access to Mt Coot-Tha walking trails from your back gate, or challenge yourself to a game of putt-putt in your own backyard. The possibilities for outdoor entertainment are endless, providing a perfect setting for entertaining or simply enjoying cherished family moments.

This is a rare opportunity to own a home that offers privacy, serene surroundings, and effortless living in a beautifully maintained, low-set residence.

HOME FEATURES:

- Two completely separate living spaces
- Gas heater in the lounge for those cozy winter nights
- Spacious kitchen with plenty of cupboard space
- All bedrooms with built-in robes, air-conditioning and ceiling fans
- Zoned, ducted air-conditioning throughout
- Fenced for children and pets
- Saltwater swimming pool
- Mini putt putt green
- Back gate with direct access to Mt Coot-Tha walking trails
- Double car garage with internal access
- 6.5kW solar system
- Crimsafe security screens on all doors and windows
- Great storage options with a fitted-out storage space in the ceiling
- 1,222sqm block
- Council Rates \$678.18/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

- Positioned in a quiet cul-de-sac
- Direct access to Mount Coot-tha walking tracks from back gate
- Short walk to local bus stop on Greenford Street
- 250m walk to local dog park
- 9km from Brisbane CBD
- 2.6km to Kenmore Village Shopping Centre
- 2.7km to Kenmore Plaza Shopping Centre
- 3.6km to Indooroopilly Shopping Centre
- 24-minute drive to Brisbane Airport using the Legacy Way Tunnel