

**26 Abbott Street, Camp Hill, Qld 4152**



**House For Rent**

Saturday, 29 June 2024

26 Abbott Street, Camp Hill, Qld 4152

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 4**

**Area: 300 m2**

**Type: House**



Kylie Ingle

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## **\$1495 Per Week**

Please Note - Rent will be \$1295 per week until the 17/11/24 Promising sense of luxury, quality and versatility seldom seen in rental properties, this newly built magnificent bespoke 5 bedroom, 4 bathroom family home is without question, the areas finest offering. Set against a backdrop of private tropically landscaped gardens and newly laid astro turf in the backyard, the home's pristine interior is enhanced by high ceilings, refined owner occupied level of finishes, and state-of-the-art inclusions. A desirable rear northern aspect fills the living and entertaining spaces on each level with glorious natural light, while crisp white paintwork, beautiful blonde oak floors and brushed brass accents strike the perfect balance between warmth and opulence. Designed with an emphasis on space, flow and family functionality, the brilliant layout combines ground floor open plan living, kitchen and alfresco areas with an expansive upper level boasting a further retreat/rumpus and three bedrooms, including lavish master plus adjoining new self-contained one-bedroom apartment with its own kitchen, living and bathroom, perfect for independent children, extended family members, regular overnight guests, or a convenient home business. A further downstairs bedroom enjoying easy access to one of the three superb floor-to-ceiling tiled bathrooms could equally serve as a separate home-theatre, kids playroom, or professional office with its own entry. Presenting an ambiance and attention-to-detail that must be experienced to be truly appreciated. Property highlights include:

- Open-plan living
- 2nd family/rumpus with integrated study desk
- Optional media, playroom or office
- Striking designer kitchen with butler's pantry, stone bench-tops/breakfast bar, 2-pac soft-close cabinetry and plumbed fridge space
- European Ilve appliances including two ovens, cook-top, integrated microwave, and dishwasher
- Fan-cooled alfresco entertaining terrace with plumbed kitchenette; bar fridge and BBQ space; overlooks secure lawns ideal for children
- Five large built in bedrooms; master with private ensuite and walk-in dressing room
- 8 zone Daikin ducted-air conditioning with smart-device control (offering comfort and energy efficiency)
- Ceiling fans and insect screening for fresh cross-breezes and year-round air circulation with security screens on the lower level of the home
- Oak floors to living and plush premium loop-pile carpets to the upstairs and all bedrooms
- High end brushed brass tap-ware in kitchen and bathrooms
- LED and pendant lighting; quality window furnishings throughout include plantation shutters
- Gorgeous fully fenced and gated landscaped grounds with automated watering system
- Hardwired NBN ready, conduits available for Foxtel
- Separate internal laundry room with direct access to the outdoor drying area/retractable
- Outstanding storage throughout
- Security and convenience of a double remote integrated garage

Apartment Features:

- Expansive open plan kitchen, dining and lounge with stunning Oak floors
- Sliding glass doors open to the covered alfresco entertaining balcony
- Designer kitchen with stone benchtops, 2pac soft close cabinetry and plenty of storage
- Quality appliances including dishwasher, stainless steel fridge and freezer
- Privately positioned integrated desk ideal for work-from-home professionals or students, NBN ready

Situated in a quiet leafy suburb of Camp Hill just 6km from Brisbane's CBD, this exceptional home is a short walk to express bus routes, great local cafe' precincts and the vibrant Camp Hill Marketplace (with Woolworths, specialty shops and restaurants). Also, moments from the walking trails of scenic Whites Hill Reserve, childcare centres and excellent local state or private schools; Westfield Carindale, the Airport, and Coast are all easily accessible via major arterials. To be the very first to call this exclusive residence "home", please contact Kylie Ingle on 0413403945