

# 42 City View Road, Camp Hill, Qld 4152

Place. **P**

## House For Sale

Monday, 8 July 2024

42 City View Road, Camp Hill, Qld 4152

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 417 m2**

**Type: House**



Paula Pearce  
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## Auction

Auction Location: On-Site Discover this gorgeous dual-level character home in one of Camp Hill's finest streets, situated amongst local conveniences and leafy parklands. Boasting exquisite traditional details, marvellous entertainment options and a separate self-contained living option, this sensational property will also captivate with its sustainability and functionality. Showcasing a stunning traditional facade and picket-fenced front gardens, the residence is also made timelessly beautiful by timber floors, VJ walls, French doors and decorative breezeways. Lofty three-plus-metre-high ceilings encourage natural light to flow throughout, creating a bright and airy atmosphere. The home's upper level encompasses a spacious open-plan living and dining area, seamlessly connecting to a superb kitchen equipped with quality appliances and ample cupboard storage. Three sizeable bedrooms, two benefitting from built-in robes ensure ample space for the whole family. There is also a modern main bathroom with a separate bath and shower. Downstairs, a large self-contained studio featuring a kitchenette offers a unique opportunity for extra income. This area includes a full bathroom, making it perfect for guests or rental purposes. Other notable details include solar power, air-conditioning and excellent storage. A secure dual remote garage has a Tesla battery, which is powered by a top-of-the-line Fronius inverter. Close to a multitude of shops and dining options, this incredible property is near Whites Hill Reserve's sporting facilities and Camp Hill Marketplace. The fashionable Martha Street café precinct, Westfield Carindale and numerous city-bound bus stops are a stone's throw away. Positioned within the Camp Hill State Infants and Primary School and Whites Hill State College catchment areas, this spectacular residence is also a short distance from Saint Thomas Catholic Primary School, San Sisto College and Saint Martin's Catholic Primary School. Do not miss this exclusive opportunity – call to arrange an inspection today. 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.