

**73 Arrol Street, Camp Hill, QLD, 4152**

**House For Sale**

Saturday, 10 August 2024

73 Arrol Street, Camp Hill, QLD, 4152

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Denis Najzar  
0731532999

## Parkside Sanctuary with Rooftop Terrace and City Panoramas

Auction Location: ON-SITE

Hovering between the built and natural environments at a prestigious Camp Hill address, this exquisite abode backs directly onto Lavarack Park and harnesses dazzling city skyline views.

A haven of tranquillity and style on a low-maintenance 405sqm parcel, the residence frames captivating outlooks, peaceful birdsong, and breezes through the gum trees.

Showcasing an architectural design comprising a palette of contrasting tones and textures, the inviting interiors unveil a blend of Emperador Light marble and Caesarstone benchtops, Travertine tiles, polished timber floors and extensive glass.

A gas fireplace and 3.45m ceilings adorn the light-filled living and dining area, which forms a central gathering space alongside the sensational chef's kitchen featuring Miele appliances and Blum cabinetry. Spectacular meals can be made here or on the alfresco terrace, which features a BBQ and sights over the backyard and swimming pool. With plenty of room to entertain and direct park access, this outdoor setting will be your private retreat.

A media room with a projector and study desk and an upstairs living room provide additional options to unwind. You can elevate your entertaining on the extraordinary rooftop terrace, which captures majestic vistas across the tree-lined park, entire city skyline and mountain ranges. Presenting the perfect vantage point for Riverfire, sunset drinks and sunrise coffees, you will love watching the sky transform at dawn and dusk.

Five bedrooms are serviced by a powder room and three luxurious bathrooms, all with dual vanities and two with relaxing bathtubs. The master suite offers parents a private hideaway with a park-view balcony, ensuite and dual walk-in robes. A second bedroom also includes an ensuite and boasts city views from the balcony.

Additional property highlights:

- Remote double garage with epoxy floors and storage cupboards
- Laundry featuring ample storage and Artweger interior clotheslines
- Dual walk-in robes in the master; mirrored built-in robes in the other bedrooms
- Miele oven, steamer, microwave, induction cooktop and integrated dishwasher
- Blum soft-close cabinetry; walk-in pantry; built-in Weber BBQ
- Zoned ducted Daikin A/C; Real Flame gas fireplace; 17-panel solar system
- Integrated ceiling speakers; Sony projector in the media room
- Kocom video intercom; Hills alarm system; Beam central vacuum system

Perched in a prestigious enclave, this family-friendly position offers extraordinary living under 8km from the CBD. Within walking distance of schools, children are only 350m from Carina Kindergarten, 450m from Camp Hill Kindergarten, 700m from Camp Hill Primary School, and 1.2km from St Martin's Primary and San Sisto College. Backing onto Lavarack Park, you are sure to enjoy playtime, sports and picnics outdoors. The local IGA and shops are 650m away, Camp Hill Marketplace and Martha Street are nearby for coffee, wining and dining, and Westfield Carindale is 2.8km from your door.

Council Rates: \$661.69 per quarter (approx) excl. water/sewer.

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:

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