

9 Maculata Drive, Chapel Hill, QLD, 4069



House For Sale

Thursday, 1 August 2024

9 Maculata Drive, Chapel Hill, QLD, 4069

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

Elevated Living with Scenic Vistas of Mt Coot-tha and Surroundings

Positioned in an elevated setting, this home offers breathtaking, sweeping views of Mt Coot-tha and the top of the city skyline. Designed to embrace these vistas and the natural light, the home features numerous large windows and glass doors that enhance the interior with warmth and light.

Upon entry, you're welcomed by gorgeous timber flooring and high ceilings, complemented by green views from expansive windows and glass sliding doors. The kitchen and living areas flow seamlessly onto a long deck with multiple zones to enjoy the scenic views of the surroundings and Mt Coot-tha.

The spacious kitchen features a breakfast bar on the deck with easy access through the windows, ample bench and cupboard space, a generous pantry, and space for a double-door fridge with plumbing. Adjacent to the kitchen are the dining and living areas, the latter of which boasts a wood-burning fireplace for cozy winter nights.

The generous main suite, with access to the deck, built-in robes, and an ensuite, is placed away from the other bedrooms for privacy. On the other side of this level, you'll find two more spacious bedrooms—one with access to the front deck and the other with stunning views. These bedrooms share the main bathroom, which includes a separate shower and bath, toilet, and sink—perfect for busy families.

Downstairs features a fourth spacious bedroom with patio access, a full bathroom, and additional living space. This level offers great versatility, whether as extra family space, an additional bedroom, or a retreat for teenagers or multigenerational living, complete with its own entrance and outdoor patio to enjoy the views.

It includes double car garaging with internal access, generous storage with a huge storage room under the stairs, linen closets, and a spacious laundry with direct access outside.

Combining classic features with thoughtful updates, this spacious residence offers a timeless blend of comfort and charm, nestled amidst lush green gardens and stunning views.

HOME FEATURES:

- Four generous sized bedrooms
- Multiple living spaces offering great separation
- Kitchen complete with ample bench and cupboard space, a generous pantry, and space for a double-door fridge with plumbing
- Wood burner fireplace in the lounge for those cozy winter nights
- Versatile living space downstairs for extra family use, a teenager's retreat, or multigenerational living
- 3 x split system air-conditioners
- Double car garaging with internal access
- Generous amount of storage
- 874sqm block
- Council Rates \$690.51/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
- Pedestrian access to Chapel Hill State School from Hakea Crescent

- 300m to Kenmore Village Shopping Centre
- 700m to Kenmore Plaza Shopping Centre
- 9km from Brisbane CBD
- 3.2km to Indooroopilly Shopping Centre
- 22-minute drive to Brisbane airport using the Legacy Way Tunnel