

**1/55 Hill Crescent, Carina Heights, Qld 4152**

**TOBIN:**

**Townhouse For Sale**

Wednesday, 26 June 2024

1/55 Hill Crescent, Carina Heights, Qld 4152

**Bedrooms: 3**

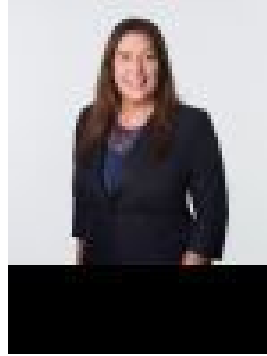
**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Craig Loudon  
0733984081



Pathrina Watson  
0733984081

## Auction

Investor Liquidation Auction: 12pm Saturday 13 July on-site Deposit: \$10,000.00 payable on auction day, then 5% of the purchase price payable by 5pm Monday 15 July 2024. Settlement: 30 days from auction day. Email [craig@wjtobin.com.au](mailto:craig@wjtobin.com.au) to register to bid. Body Corporate levies for 1 July 2024 to 30 September 2024 = \$1060.00 Sinking Fund balance: \$20,816.00 as at 19 June 2024 Council Rates: Approximately \$490.00 per quarter Rental Appraisal: Approximately \$750 per week

Promising peace, privacy, and exclusivity, this modern standalone townhouse has been designed and positioned for the perfect lifestyle. Set in a boutique complex of only 4, the immaculate residence boasts direct street frontage and spectacular district views from both levels. Inside, the ground-floor living spaces are enormous! Rarely do contemporary townhomes offer room for family-sized lounge furniture, plus a long six-seater dining table, and a large kitchen with breakfast bar. Enhanced by lofty high ceilings, the level also features a study nook tucked beneath the staircase, and a discreet guest powder room. Welcoming beautiful natural light and fresh cross breezes, glass windows line four walls. Expansive doors connect the ultra-stylish interior to a vast all-weather alfresco entertaining terrace. Secluded behind lush hedging, this outdoor area still manages to capture superb hillside views, while offering convenient gated access out to quiet, non-throughfare Hill Crescent. All three built-in bedrooms sit together on the home's spacious upper level. Each features plush carpet, ceiling fans, and security/insect screens for excellent cross ventilation. The air-conditioned master boasts a beautiful floor-to-ceiling tiled ensuite and large walk-in robe, while the other bedrooms are serviced by an equally impressive central bathroom with tub. Additional property highlights include the kitchen with stone benchtops and quality appliances including Westinghouse oven and cooktop, plus a stainless-steel dishwasher; reverse cycle air-conditioning and full window/door screening across the living level, as well as the privacy of window furnishings throughout. The single remote garage features laundry facilities, excellent storage space, and direct home access for security and the easy transfer of shopping bags. There is a large retractable washing line in the courtyard and a linen press on the upper level. And as for the location, this desirable address in high-growth Carina Heights is unbeatable! Enjoy total tranquillity at home just footsteps from scenic parkland with walk/bike tracks, while being a 5-minute walk from express CBD bus transport, cafes, shops, restaurants and health/fitness amenities. Moments from top local schools or childcare centres, it is only 5-minutes-drive to either the Camp Hill Marketplace with Woolworths and specialty stores or the extensive retail, dining and cinemas at Westfield Carindale. Nearby arterial roads including the Gateway Motorway also provide swift access to the CBD, Airport, Bay and Coast. Three-bedroom townhouses are in unprecedented demand right now, with many selling after the first open home. So do not miss the opportunity to secure this stunning residence in a prime, picturesque location.

At a glance:- Freestanding street-front townhouse in an exclusive modern complex of only four- Tucked privately behind lush hedging; spectacular district and hillside views from both levels- Vast all-weather alfresco entertaining terrace; direct access to tranquil, non-throughfare Hill Cres - Huge ground-floor living areas with rare space for family-sized lounge and dining furniture- High ceilings; superb natural light and fresh cross breezes; full window furnishings for privacy- Large immaculate stone-top kitchen with breakfast bar and quality appliances incl. dishwasher- Study nook; discreet guest powder room; security of a large single remote integrated garage- 3 spacious upstairs built-in bedrooms; master with ensuite and walk-in robe- Two beautiful floor-to-ceiling tiled bathrooms and linen press on the upper level - Reverse cycle air-conditioning; ceiling fans in all bedrooms; security/insect screens throughout - Ever-growing location; walk to scenic parkland; express CBD bus; cafes, shops and restaurants - Moments to schools/childcare; Camp Hill Marketplace; Westfield Carindale; M1; 7km to CBD

Come along to one of our upcoming open homes in the lead up to the Saturday 13 July auction, or contact the agent Craig Loudon if you have any questions.