

**1/92 Bovelles Street, Camp Hill, QLD, 4152**



**Unit For Sale**

Wednesday, 14 August 2024

1/92 Bovelles Street, Camp Hill, QLD, 4152

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Perfectly located near the attractive Martha Street precinct

Discover the perfect blend of low-maintenance living and a prestigious lifestyle in this exquisite unit, ideally situated in the heart of Camp Hill.

This residence offers unparalleled convenience in a highly sought-after location.

Step inside from ground level (no stairs) to the light-filled floor plan, thoughtfully designed to capture the natural flow of sunlight and breezes. The solid brick construction ensures both durability and timeless appeal, creating a welcoming ambiance that feels like home from the moment you enter.

The open-plan living and dining area are complete with air-conditioning and seamless access to a tranquil balcony. Here, you can savour your morning coffee or evening cocktails while gazing out to the serene surroundings.

The adjacent kitchen is a culinary delight, featuring a freestanding cooker, gas cooktop, and stunning views through the window, that stretch across the expansive horizon, making every meal a pleasure to prepare and enjoy.

The two generously sized bedrooms are equipped with built-in robes and share a spacious bathroom/laundry configuration, thoughtfully designed with a shower over bath and a separate toilet for privacy. Ample storage options throughout the unit ensure that every necessity has its place, while the a few steps under this unit is the oversized garage provides secure parking.

Additional features include:

- Private and peaceful position within a boutique complex of 14 units
- Security screens on windows for added peace of mind
- Privacy roller blind on the balcony for an extra layer of seclusion
- Spacious Garage with room for a workshop, trailer, jet-ski ect

Embrace the opportunity to experience refined living in one of Camp Hill's most desirable pockets, where every detail has been carefully considered to enhance your lifestyle.

Stroll around the corner, 500 metres to the renowned Martha Street precinct, for your morning coffee, weekend brunch, and dinners. Beautiful parks and playgrounds are steps away, Camp Hill Primary School and childcare are within easy walking distance, bus stops are 300m from your door, and you are only 7km from the CBD. Close to every amenity and convenience.

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