

2 Chatburn Street, Chapel Hill, QLD, 4069



House For Sale

Wednesday, 13 November 2024

2 Chatburn Street, Chapel Hill, QLD, 4069

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Easy, Low-Set Living in Peaceful Location

This beautifully maintained 3-bedroom, low-set residence offers functionality and comfort, set on a level block with easy access from the street.

As you step inside, you're greeted by an inviting open-plan layout where spacious living, dining, and family areas flow together effortlessly. With charming views out to the lush, flat lawn, these interconnected spaces offer the perfect setting for both relaxation and social gatherings. At the heart of the home, the functional kitchen is equipped with gas cooking, ample storage, and generous bench space, making it easy to entertain or keep an eye on family activities while preparing meals.

The main bedroom is positioned at the front of the home offering privacy and comfort with a walk-in robe and ensuite, creating a quiet retreat separate from the main living areas. Meanwhile, the two remaining bedrooms are located on the opposite end of the house and are serviced by a main family bathroom with a separate toilet, providing convenience for family or guests.

Flowing out from the family and dining areas, the outdoor patio awaits – an ideal spot to unwind with a good book or enjoy an alfresco meal. Beyond, the fully fenced, generous yard offers a safe, spacious area for children and pets to play, and even provides the option to add a pool to create the ultimate backyard oasis.

Completing this home is a gated double carport, offering secure, undercover parking. Set in a lovely, friendly neighbourhood, it's just a short, flat stroll to the Merri Merri Park and playground – perfect for outdoor family fun.

HOME FEATURES:

- 3 x Split system air conditioning
- Gas cooking & instantaneous hot water
- Generous living spaces
- Fully fenced flat yard
- 636sqm level block
- Council Rates: \$548.66/ qtr

LOCATION:

- Easy access to Mt Coot-tha tracks and mountain bike trails
- 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
- 450m walk to Merri Merri Park
- 8.5km from Brisbane CBD
- 2.4km to Kenmore Village Shopping Centre
- 2.6km to Kenmore Plaza Shopping Centre
- 3.6km to Indooroopilly Shopping Centre
- 23-minute drive to Brisbane airport using the Legacy Way Tunnel