

31 Hobart Avenue, Camp Hill, QLD, 4152

Place. **P**

House For Sale

Wednesday, 13 November 2024

31 Hobart Avenue, Camp Hill, QLD, 4152

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Mikaela Crone
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Charming post-war home in sought-after enclave

Auction Location: In-Room

Immerse yourself in the idyllic lifestyle offered by this charming family retreat, nestled in the esteemed Avenues of Camp Hill. This three-bedroom property seamlessly blends classic allure with modern comfort, capturing the essence of suburban tranquillity while placing you within reach of urban conveniences. This 1955-built home rests on a sprawling 663sqm allotment, promising both immediate liveability and future potential.

As you approach the property, the welcoming façade and front verandah set a warm tone, inviting you into a home that exudes character and charisma. Inside, discover a thoughtfully designed layout that includes three sizeable bedrooms, providing tranquil sanctuaries for restful nights. The well-maintained central bathroom ensures practicality, catering to the daily needs of a bustling family.

The heart of the home is the expansive living area. This inviting space seamlessly transitions into the dining area and kitchen, equipped with modern appliances, abundant cabinetry, and a breakfast bar - an ideal setting for casual gatherings and meal preparations.

Step outside to find a large fully-fenced grassed rear yard with mature gardens and a charming children's cubby house. The property also includes a carport for two vehicles, complemented by additional off-street parking. Other notable details include air-conditioning and ceiling fans.

Close to a slew of shops and dining options, this exceptional property is near Seven Hills Bushland Reserve's scenic walking tracks and Westfield Carindale. The new Minnippi Golf Course, Camp Hill Marketplace and the fashionable Martha Street café precinct are minutes away.

Falling within the Mayfield State School and Whites Hill State College catchment areas, this fantastic residence is also a short distance from Saint Thomas Catholic Primary School, San Sisto College and Saint Martin's Catholic Primary School. Do not miss this exciting opportunity – call to arrange an inspection today.

Disclaimer:

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