

8 Codford Pl, Chapel Hill, QLD, 4069



House For Sale

Thursday, 14 November 2024

8 Codford Pl, Chapel Hill, QLD, 4069

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Endless Potential in a Peaceful Cul-De-Sac!

Discover the possibilities in this spacious 4-bedroom plus study home, ideally situated in a quiet cul-de-sac. Set on a flat, fully fenced block, this property is ready for a new owner to make it shine, whether by adding personal touches or a complete renovation.

Inside, a generous floorplan includes three distinct living areas, creating flexible spaces for family time, relaxation, or entertaining. The large kitchen, featuring gas cooking, flows effortlessly into the family room, both of which offer views of the inviting in-ground pool—ideal for summer days and gatherings. The main bedroom with its ensuite bathroom is positioned at the front of the home, close to a second bedroom and a home office, while two additional bedrooms are tucked down the hall with easy access to a family bathroom and separate toilet.

With ducted air conditioning and a detached double garage, this home combines comfort and convenience. The fully fenced yard is perfect for children and pets, and the peaceful location offers privacy and tranquility. A rare chance to create the home of your dreams in an already ideal setting—don't miss it!

HOME FEATURES:

- Large kitchen with gas cooking
- Ducted air conditioning
- Wood burner fireplace
- Salt water swimming pool
- Double garage
- Fully fenced
- Council Rate: \$573.37 /qtr
- 654sqm

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
- 350m walk to Merri Merri Park
- 8.5km from Brisbane CBD
- 2.5km to Kenmore Village Shopping Centre
- 2.7km to Kenmore Plaza Shopping Centre
- 3.7km to Indooroopilly Shopping Centre
- 24-minute drive to Brisbane airport using the Legacy Way Tunnel