

**5/40 East Street, Camp Hill, Qld 4152**



**Townhouse For Sale**

Monday, 6 January 2025

5/40 East Street, Camp Hill, Qld 4152

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



James Lewis

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## Rare, street-facing Terrace home with own driveway!

Located on leafy East Street in a revered enclave of Camp Hill, this rare street-facing Terrace home boasts its own exclusive driveway (space to park a second vehicle) and is sure to impress! Masterfully constructed less than five years ago, the home still benefits from the mandatory QBCC builder's warranty and has been lovingly occupied by a local family since new. The home is located on the lucrative end of the complex with just one adjoining neighbour and features the unique benefit of a front and a rear, wraparound courtyard. Oozing street appeal, the home boasts impressive 3.1 metre ceilings on the lower level which exasperates the open-plan layout of the living, dining and kitchen areas. The Galley-style kitchen is impressive in design and features high-end ILVE appliances, a 20mm stone island benchtop with an undermount sink, soft-close cabinetry and an abundance of useable bench space. Flowing seamlessly from the oversized living and dining areas is the low-maintenance, covered wraparound courtyard which is located at the rear of the home and is private and secluded in outlook and ambience. Venture upstairs where the three bedrooms reside and appreciate the uniquely high 2.7 metre ceilings! The enviable Master Bedroom is generously proportioned and features a large, exclusive balcony which boasts leafy suburban views. The remaining two bedrooms are both generous in size, one of which boasts City glimpses and feature easy access to a central bathroom which is complete with full height designer tiling in the shower. The home is luxuriously appointed with Panasonic zoned ducted air-conditioning and the added comfort of ceiling fans throughout. Enjoy the ease and convenience of outstanding walking proximity to popular Samuel Street Marketplace, Martha Street and Carina retail precincts, as well as Whites Hill parkland, Whites Hill College and bus transportation. - Rare, street-facing Terrace home with exclusive driveway- Three generously sized bedrooms; Master with balcony and ensuite- High ceilings; Zoned ducted air-conditioning; Ceiling fans throughout- Single car garage plus exclusive individual driveway (space to park a second vehicle)- Camp Hill address within walking proximity to popular Camp Hill Marketplace, Martha Street, Whites Hill parkland, Whites Hill College and bus transportation- QBCC builder's warranty applies- Currently tenanted by the original occupants until 27/07/2025 This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please note the following when attending our open homes: "The attendee acknowledges that at all times while attending the open home/inspection they do so at their own risk and that the attendee (and other people in the care and control of the attendee) will not hold the owner, agent or any of their employees, contractors or agents liable for any personal injury, death, loss, theft or damage to their personal property, whether caused by the negligence of the owner, agent, their employees, contractors or agents, howsoever caused."