



Idyllic family lifestyle on two lots backing acres of reserve

Sold \$1,450,000

This picture perfect home offers more than just a place to live, it presents a lifestyle of stylish comfort with a flexible floorplan on 810sqm (2 lots) adjoining acres of rolling parkland. Masterfully updated to complement its post war cottage appeal, from its white picket fence to its optional lower level studio, it is absolutely perfect.

North facing and enjoying excellent natural light, it's a private sanctuary with upper and lower decks that enjoy a verdant green outlook over its substantial back gardens and the park. Unpack and enjoy the peace and charm, easy footsteps to the city bus, Cubberla playing fields and the local café and with easy access to the M5 motorway, Kenmore State School, Kenmore village and elite private schools.

Additional Features Include:

- Four bedrooms set over two levels including an optional self-contained lower level or parent's retreat
- Master retreat and lower level bedroom fitted with built-in robes
- The stunning home welcomes through a white picket fence into a level child friendly front lawn
- Brimming with charm and old world appeal, covered front porch, panelled walls, picture rails, timber floors and high ceilings
- Open plan living and dining with banks of bi-folds that sweep back to the substantial covered alfresco deck
- Deluxe provincial inspired designer kitchen, stone benchtops, large island bench, quality appliances
- Internal access to the optional lower level studio featuring a living room with cabinetry, 4th bedroom and bathroom
- Lower level opens out to the second covered alfresco deck, the home has reverse cycle a/c, ceiling fans and 8.2KW solar system
- Beautifully landscaped gardens cascade to the park, built-in firepit and kid's



Jarrod Hooley
0439 907 346
jarrod@brisbanerealestate.com.au



Kel Goesch
0408 647 568
kel@brisbanerealestate.com.au

Key Features

- Built in Robes
- Area Views
- Close to Schools
- Close to Shops
- Close to Transport

BRISBANE

REAL ESTATE

34 Burns Parade , Chapel Hill

House / 4 beds / 2 baths / 2 park

cubby house

- Generous storage areas, easy access to the double lock up garage