

30 Fawkner St, Chapel Hill, QLD 4069

Leased - \$775

House 3 2



## Spacious Family Residence in Chapel Hill.

This charming highset home, set on a generous northerly facing block, combines original appeal with modern conveniences. Its spacious layout, ample storage, and prime location make it an ideal family residence.

**Open for Inspection**

By Appointment.

### Property Overview:

Bedrooms: 3, each equipped with built-in wardrobes with brand new carpets. Master bedroom is equipped with Air conditioner.

Bathrooms: 2, including a main bathroom with a separate shower and bath.?

Parking: 4 spaces, featuring a side driveway leading to a three-car covered carport, workshop, and additional sheds.?

Land Size: Approximately 809 m<sup>2</sup>.?

### Features:

Living Spaces: Living and dining area on the upper level, complemented by a rumpus room on the lower level with brand new hybrid flooring, offering versatile spaces for relaxation and entertainment and an additional Multi-Purpose room.

Kitchen: Functional kitchen with ample cabinetry, ideal for culinary enthusiasts.?

Sunroom: Enjoy the sunroom with high ceilings opening onto a balcony.

Outdoor areas: An entertaining patio in the backyard that leads to a low-maintenance garden with a sunny lawn.?

Climate Control: Equipped with air-conditioning in the lounge room upstairs and in the rumpus room downstairs to ensure year-round comfort.

Separate Laundry space next to kitchen upstairs.

Additional Kitchenette downstairs next to the rumpus room and ample of additional storage.

### Location Highlights:

Education: Situated within the catchment areas of Indooroopilly State School and Kenmore State High School. Additionally, Ambrose Treacy College is just one kilometre away.?

Recreation: Proximity to Cubberla Creek Reserve, sports clubs, and the Western Freeway Bikeway offers ample recreational opportunities.?

Amenities: Central to Kenmore Plaza and Indooroopilly Shopping Centre, providing a range of shopping and dining options.?

Transport: Walking distance to bus stops ensures easy connectivity to surrounding areas.

While we have made every effort to ensure the accuracy of the information provided, tenants are advised to contact us directly to confirm all details. We accept no

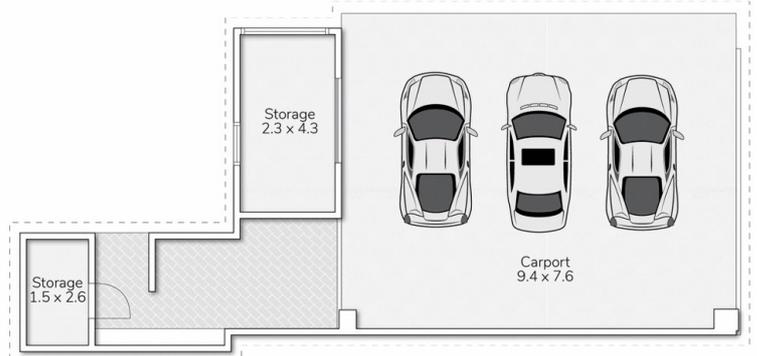
### Listed By

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Floorplan



30 FAWKNER STREET, CHAPEL HILL

This floor plan is for marketing purposes only. Dimensions and layout are approximate. Mountfort Media gives no guarantee or warranty over the accuracy of this plan.



|                |                   |
|----------------|-------------------|
| INTERNAL AREA: | 198M <sup>2</sup> |
| EXTERNAL AREA: | 195M <sup>2</sup> |
| TOTAL AREA:    | 393M <sup>2</sup> |
|                | 3                 |
|                | 2                 |
|                | 3                 |