



**SOLD**

## TRANQUIL LIVING IN CHAPEL HILL

Take advantage of the rare opportunity to secure this delightful home in one of Chapel Hill's most popular Cul de sacs.

From the moment you enter, you will be impressed by the attention to detail. Both modern and past features have been blended to provide the perfect mix of style and sophistication.

Stunning polished timber floors feature throughout the upper level where you can enjoy the open plan design and cool mountain breezes.

The newly refurbished kitchen boasts granite benchtops, an induction cooktop, Smeg Pyrolytic and Steam ovens, soft closing cupboards and drawers.

There are four spacious bedrooms with the main bedroom incorporating a well-appointed ensuite and large walk in robe.

With more than enough living space your family can entertain themselves in the media room, study, wine cellar, gym and sizeable yard.

If this home hasn't already impressed, enjoy a champagne breakfast on the verandah overlooking spectacular views of the mountains and peaceful surrounds.

### Features Include:

- Ducted Zoned Air Conditioning
- BBQ Area
- Granite Kitchen Bench tops
- Wine Cellar
- Low Maintenance Garden
- 3 kW Solar Electricity System
- Abundant Built in Storage
- Quiet Cul-de-sac Living

This beautifully presented home is situated in a highly sought-after position located a short distance from public transport, local parks, bushwalks, Indooroopilly Shopping Centre and prestigious schools including Chapel Hill, Indooroopilly, Kenmore, Ambrose Treacy College and

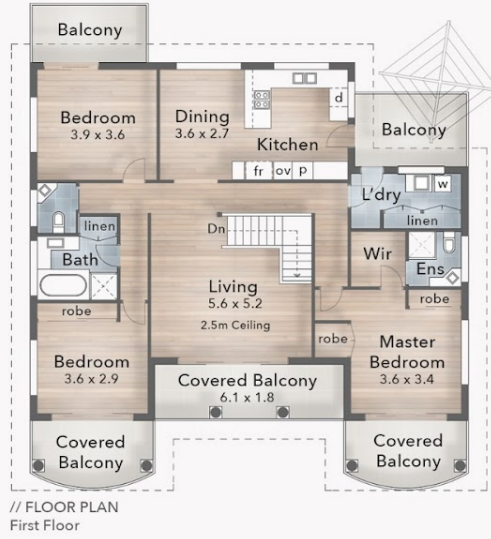
**4 BED | 3 BATH | 2 CAR**

**PRICE:**  
\$910,000

**OPEN FOR INSPECTION:**  
N/A

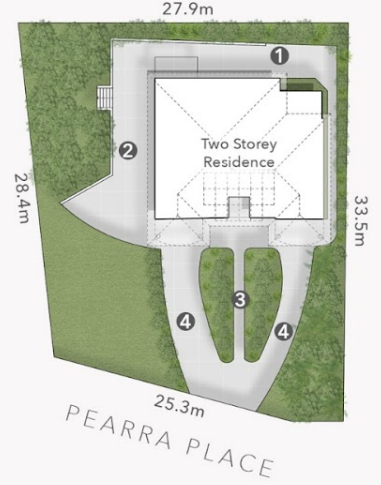


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**SITE PLAN LEGEND**

- 1. Sun Terrace | 2. Boat / Caravan Parking
- 3. Entry Walkway | 4. Driveway



7 Pearra Place  
CHAPEL HILL  
Block Size 812m<sup>2</sup>

**FLOOR AREA SIZES**  
Internal 307m<sup>2</sup>  
Covered External Areas 64m<sup>2</sup>  
Total 371m<sup>2</sup> or 40 Squares

**PROPERTY DETAILS**  
- 4 Bed + Office  
- 3 Bath  
- 2 Car

**puredesign** PLANS FOR PURPOSE

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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