



**SOLD**

## SPACIOUS, PRIVATE & ELEVATED + ROOM FOR ALL THE FAMILY

### UNDER CONTRACT

You'll be welcomed into this fabulous family home through the attractive double entry doors to experience a sense of serenity & space.

This elevated home offers numerous options for entertaining from the formal lounge with open fire place to the spacious 42 m2 rear deck & large rumpus / pool room.

Great separation for all the family & it may be just what you've been looking for!

Key features include:

- Tiled entry foyer
- Open plan L shaped living and dining room with feature timber flooring & fire place.
- Spacious kitchen with good storage & bench space, breakfast bench, electric cooking, dishwasher & pantry.
- Kitchen overlooks rear deck & has a lovely treed outlook
- Casual dining / living area adjoins kitchen
- 4 bedrooms – all with built ins
- Master has ensuite,
- Family bathroom with bath & laundry shute to make life easy!
- Expansive rear deck with private outlook to established trees & green space
- Timber flooring throughout upper level
- Downstairs
- Timber stairwell leads to downstairs level
- Large rumpus / pool room with kitchenette & bar
- Multi – purpose room perfect for a home office, guest retreat & separate entrance.
- Study area off stairwell
- Bathroom
- Generous laundry with laundry shoot from family bathroom
- Under cover patio ideal for entertaining

Situated in one of Brisbane's most sought after suburbs with local shops, bus and coffee shops only a short stroll away, not to mention you have the option to pick from some of Queensland's best schools both private & public (Indooroopilly & Kenmore catchments).

A short drive to shopping complex's at Indooroopilly & Kenmore's 2 Shopping Centres, medical centres and many other amenities & only 10km to CBD plus easy access to Moggill road, Western Freeway & Centenary Highway.

**5 BED | 3 BATH | 2 CAR**

**PRICE:**  
\$849,000

**OPEN FOR INSPECTION:**  
N/A



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## 76 LUDLOW STREET, CHAPEL HILL

This plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes. Plants are decorative only. Floor Plan by wideangles.com.au

INT: 268 sqm  
 EXT: 62 sqm  
 CAR: 37 sqm  
**TOTAL: 367 sqm**

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.