



FOR SALE

SPACIOUS FAMILY HOME IN THE HEART OF CHAPEL HILL

This well-appointed, immaculate, home on 2 levels is situated in a quiet cul-de-sac in the sought-after suburb of Chapel Hill. It is in a prime location with Indooroopilly Shopping Town, Kenmore Village and Kenmore Plaza a stone's throw away.

This secluded, North facing home would be a perfect residence for a discerning, busy family. It has a beautiful view of Mt Coot-tha and its elevated position ensures it catches all the breezes in a balmy summer. The sparkling in-ground pool is surrounded by a stunning tropical garden. Closest schools in the catchment area are Chapel Hill Primary and Indooroopilly State High School. Other school options include Brisbane Boys' College, Ambrose Treacy College, St Pater's Lutheran College, Brigidine College and Holy Family Primary School.

Features include:-

- * 5 generous bedrooms, main ensuite
- * 3 modern bathrooms
- * Lounge with cathedral ceiling & meals area leading out to a covered verandah ideal for entertaining
- * Expansive family room that flows out to the garden and pool
- * Separate dining room
- * Gourmet kitchen
- * Study
- * Air conditioning in all bedrooms and living room and ceiling fans in bedrooms
- * Plenty of storage areas with attics
- * Large salt water pool
- * Double garage and double carport
- * Garden shed
- * Block 683m2

5 BED | 3 BATH | 4 CAR

PRICE:

Under Contract

OPEN FOR INSPECTION:

N/A

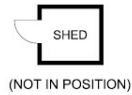
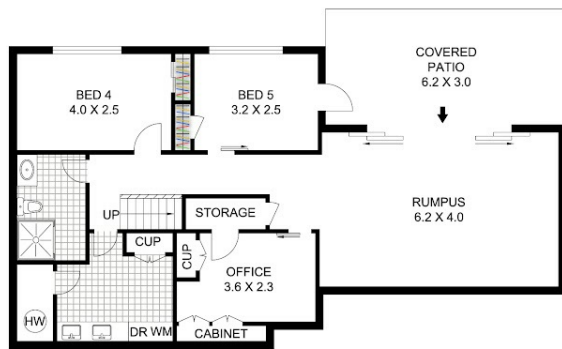


Nigel Page

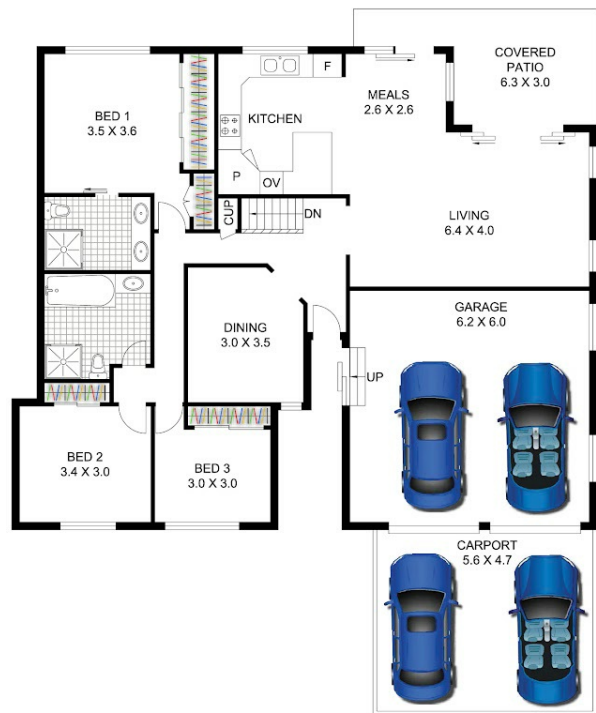
0403690015

nigelpage@atrealty.com.au

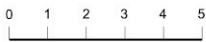
nigelpageproperties.com.au/



LOWER LEVEL



UPPER LEVEL



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries. www.skylinemedia.com.au

Residence	- 201.3 m ²
Ext.	- 32.3 m ²
Carport/Shed	- 28.3 m ²
Garage	- 37.2 m ²
Total	- 299.1 m ²



23 Merrilyn Street, Chapel Hill

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.