



## Perfectly Positioned, Modern Living in Kenmore

Sold \$925,000

This special home is found in the heart of Kenmore and has been lovingly renovated to suit the needs of families and investors alike. With a perfect north easterly aspect, the morning sunshine radiates through the floor to ceiling windows through to the living and dining areas and makes the charming balcony the perfect spot to enjoy your morning coffee.

Walking into your new home, you will be in awe by the beautifully polished timber floor boards and the welcoming feel of the open plan living and dining area. The upper level also offers a cleverly thought-out modern kitchen and three spacious bedrooms. Travelling downstairs you will find a large multipurpose room currently being used as a gym and a home office which has views onto the vast backyard. The lower level also offers an additional bathroom, laundry room and internal access to the double garage. Ready to move into, this home is a must-see!

Features include:

- Large 688 sqm block of fully usable land
- Within 200 metres of local shops, cafes and medical centre
- Possible subdivision potential subject to Brisbane City Council approval
- Well maintained and beautifully presented
- Three generously sized bedrooms and two bathrooms
- 3 new aircon slip system installed recently
- Modern renovated kitchen with a perfectly positioned kitchen island
- Open plan living and dining area
- North easterly aspect
- Double lock up garage, with the driveway access from Ardell Street
- Spacious and flat, fully fenced backyard, solar panel available
- Only minutes' walk to schools and local parkland
- Kenmore South State and Kenmore State High School catchment
- Just 15-20 minutes to the Brisbane CBD and Airport via the Legacy Way Tunnel



**Deron Wang**  
0416 835 609  
[deron@brisbanerealestate.com.au](mailto:deron@brisbanerealestate.com.au)



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[deron@brisbanerealestate.com.au](mailto:deron@brisbanerealestate.com.au)