



Elevated Resort Lifestyle with River Views!

\$1,100,000

Showcasing luxurious yet relaxed interiors, this stunning elevated residence is designed to promote resort style living of leisure and entertaining in a serene location of lush greenery.

Offering the perfect balance of formal and informal living, the exemplary design spans three spectacular levels with river and lush green views from nearly every angle. This contemporary home is sure to impress family buyers seeking a home with ideal separation and style for Queensland's climate.

The ground floor is largely dedicated to living and entertaining with a seamless flow between living areas and outdoor living. Upon entry, entertain guests in the formal lounge and dining which adjoins a cinema room.

Centrally located, the kitchen succinctly combines aesthetics with functionality including quartz benchtop, ample cabinetry, stainless steel appliances and gas cooktop. Adjoining the kitchen is an additional living area, study nook and powder room for guests and family.

Entertaining and reclining options spill out onto well-lit tiered balconies overlooking the in-ground swimming pool, lush green surrounds and river views. Resort-style luxury beckons from every aspect of this truly fine Kenmore property.

Leading on from the ground floor is a self-contained granny flat with internal and separate access, kitchenette, bedroom and en-suite making it ideal as a teenager's retreat, guest accommodation or home office.

Cleverly conceptualised zoning places the kids retreat on the second level, offering three good sized bedrooms and a bathroom. Easy access to the rear of the property from two bedrooms with a good sized yard allows the kids to enjoy the outdoors at their leisure.

The third level, grandly boasts the master bedroom with WIR, en-suite and private balcony with stunning views that will have you feel relaxed and peaceful.

Key Features

Pool
Air Conditioning
Security System
Built-in wardrobes
cinema
Close to Schools
Close to Shops
Close to Transport
Garden
Granny flat

Features include:

- Tri-level home with self-contained granny flat and elevated river views
- Offering 5 bedrooms (all with built-ins and some with air-con), 3.5 bathrooms (master with en-suite), study nook
- Granny flat with 5th bedroom, en-suite, kitchenette and private balcony
- Modern finish throughout with new gourmet kitchen and steel appliances including gas cooktop
- Multiple living areas including an ideal cinema room and outdoor deck
- In-ground swimming pool, backyard for the kids to play
- Double lock-up garage with additional 2 car parking space and storage area, 1 x 10,000lt water tank, 2 x 5,000lt water tanks, Modern alarm system, crimsafe mesh doors
- Located under 13kms to the CBD and minutes from Kenmore's vibrant cafe precinct
- Low-maintenance gardens on 1,310sqm allotment

This truly unique property must be inspected to be appreciated, please call Fyri Fahir on 0417 787 248 to view this fine residence.