



## The Gem of Kenmore

### Contact Agent

Masterly built nearly 24 years ago, this home is immaculate. Situated in one of Kenmore's ridge lined streets, this home is surrounded by mature gardens, has a perfect north east aspect to catch the breezes. The quality of this home is apparent on inspection and will delight the most astute buyer. Larger than average rooms make this home easy to live in as there is plenty of room for everyone.

### Features include:

4 x bedrooms (Master bedroom upstairs with ensuite and walk-in robes)

2 x bathrooms (including ensuite) 3 toilets.

Oversized living rooms include formal lounge, dining and family room. A total of 3 living areas upstairs including the formal lounge which has a fireplace.

A larger than average land size of 880m<sup>2</sup> gives you your privacy and/or room to expand either the house or the gardens.

Mature gardens and trees.

Extraordinary feature of being able to drive in off the street and around the back of the house to the 2 car garage gives you plenty of room for off street parking, a safe place for your children to play.

A Large storage room off the garage could be converted into a 5th bedroom if needed with minimal expense.

Situated in prestigious Kenmore on a ridgeline that has views to the south, 880m<sup>2</sup> close to all amenities, this home offers location, lifestyle and relaxed living all at the one impressive address. The current owners have bought and are looking for an immediate sale.

### Key Features

Security System

Built-in wardrobes

Close to Schools

Close to Shops

Close to Transport

Fireplace(s)