

**103/35 Kersley Road, Kenmore, Qld 4069**



**Townhouse For Sale**

Wednesday, 24 April 2024

103/35 Kersley Road, Kenmore, Qld 4069

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 225 m2**

**Type: Townhouse**



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## Offers invited

This beautiful three bedroom townhouse has a spacious layout, modern amenities, and convenient location that makes it extremely appealing. Nestled in a sought-after, secluded enclave in Kenmore, this stylish three-level townhouse offers an expansive floorplan adorned with high ceilings and exquisite spotted gum timber flooring throughout. Enjoying all the luxuries of Kenmore's vibrant locale, residents have easy access to cafes, restaurants, shops, public transport, and more. This meticulously managed complex boasts remarkably low body corporate fees, enhancing its appeal. Key features include:

- 3 bedrooms located on the third level, oversized master with high ceilings, huge built in robe, large ensuite and ducted air-conditioning. Additional 2 bedrooms with built in robes, ceiling fans and split system air-conditioning
- 2.5 bathrooms with powder room on the second living area level off the kitchen, main bathroom with bathtub and ensuite both on the third level
- Contemporary kitchen located on second level with stone top benches, including large island bench and plenty of space for culinary enthusiasts to create their master pieces. Also includes a Bosch dishwasher
- Generous open-plan living and dining area, with built in bookshelf and mounted TV bracket in living area, seamlessly flowing to the expansive covered entertaining area featuring a fixed BBQ, ideal for hosting gatherings
- The alfresco area is accessed through double sliding Crim safe security screen doors and roller block out blinds
- Separate laundry for added convenience on second level off the kitchen
- A sizable private back garden has been thoughtfully designed to create a stunning relaxing sanctuary to enjoy with lush Augusta low maintenance lawn and well established tropical plants and built in fish pond (Sunshade sail has been removed and carefully stored in garage for easy installation)
- Pet-friendly environment, contingent upon body corporate approval
- Proximity to public transport, Kenmore shopping centres, esteemed schools, and charming cafes
- A large remote double lock-up garage with internal access with separate storage room and retractable clothesline
- Land size - 225m<sup>2</sup> and low quarterly body corporate charges, totalling just \$1260

This townhouse presents an exceptional opportunity to embrace a contemporary lifestyle in one of Kenmore's most desirable locales. Don't miss out on the chance to make it your own!