

**105 Kylie Avenue, Ferny Hills, Qld 4055**

Solutions

**Sold House**

Wednesday, 10 April 2024

105 Kylie Avenue, Ferny Hills, Qld 4055

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 685 m2**

**Type: House**



The Whitehead Crump Team  
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## Contact agent

For Sale Now or Auction on Wednesday 1st May at 10:30am Harcourts Solutions Windsor Homezone This gorgeous 3 bedroom, 2 bathroom, 2 living with office, split level brick home, offers direct access to the beautiful Kedron Brook rainforest nature reserve & Keperra Golf Course. With nature at your doorstep and nestled on a picturesque 685m<sup>2</sup>, this home offers a relaxed and tranquil lifestyle, with no rear neighbours, that is only minutes from all amenities. You will love the just renovated, mid-century modern feel of the home, with a neutral palette and beautiful timber floors throughout. The modern kitchen has plenty of cupboard & bench space plus a handy breakfast bar for meals. The air-conditioned living space with glass timber sliders onto the mosaic-tiled verandah & entertaining area, all enjoy a tranquil views and abundant bird life, overlooking the resort-style pool & stunning entertaining space. The home offers 3 bedrooms, with built-ins and the main bedroom has split system air conditioning, a walk-in-robe and ensuite, with a generous sized shower & double vanity. Via the internal stairs you will find the generous rumpus/ media room, alongside a work from home space or teenager's retreat and concealed storage areas with ample space to keep your home free from clutter. There is also a large light-filled laundry with an additional toilet handy to the pool area. Host parties for family & friends in your very own private resort style pool with a large covered pool pavilion. There is also a playground, scope for a veggie garden and plenty of space for the kids to run and explore along the adjoining grassy nature reserve and creek. You'll love living in one of the best streets in Ferny Hills, this beautifully presented gem is a must see & the sellers will consider all offers now prior to auction, so make sure you're at the next open home.

Features: Ultimate peace and privacy with no rear neighbours Adjoining grassy nature reserve, golf course & Kedron Brook Rainforest/ Creek 3 Bedrooms with built in robes and ceiling fans 2 bathrooms, additional toilet downstairs Large Main bedroom with walk-in-robe, split system air conditioning, ensuite with generous sized shower, double vanity Family bathroom with separate bath Beautiful timber flooring throughout, recently polished. Kitchen - with breakfast bar, Bosch and Smeg appliances Full tiled roof restoration just completed with new gutters/ downpipes Glass verandah and pool fencing for uninterrupted forest views Gorgeous entertaining area with pavilion and sparkling pool Mid century mosaic tiled verandah with forest views and breeze blocks Newly renovated light filled lounge/ dining area, VJ feature wall and square set ceilings with split system AC Internal stairs Rumpus/ second lounge room downstairs with work from home space Internal access to single car garage, with off street space for one additional car adjoining driveway. Internal laundry with additional toilet Plenty of storage in the sub floor area Playground, room for trampoline and terrace with scope for veggie gardens New hot water system Perched on 685m<sup>2</sup> Location: Direct access to Nature reserve 250m Bus stop 300m Ferny Hills State School 700m Keperra Golf Course 900m George Willmore Park 1km Ferny Grove Train Station 1.1 km Ferny Grove Tavern 1.9 km Ferny Grove State High School 2.1km Ferny Grove Primary School 2.4km Arana Hills Plaza 2.6km Arana Hills Leagues Club 2.9 km St Andrews Catholic College 3.6km Great Western Shopping Centre Ferny Hills is located only 12kms from the Brisbane CBD and is graced with mature trees, parks and bikeways which meander throughout the suburb. It is appreciated by families who enjoy the close proximity of excellent schools and childcare centres and by residents who embrace the 'green' nature of the suburb and the easy access to doctors, transport links, sports clubs and recreation facilities. The Ferny Grove Train Station precinct is undergoing a massive infrastructure change. Construction of multi-storey residential apartments, cinemas, shopping centre, specialty stores & the Ferny Grove Tavern.