

# 116 Marshall Lane, Kenmore, Qld 4069



## House For Sale

Wednesday, 17 April 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 582 m2**

**Type: House**



Martin Hood

## For Sale

Occupying an extremely desirable 582sqm allotment, this solid post 1960's residence presents a calming feel internally and perfectly connects to its sprawling deck and back yard that captures prevailing North-East breezes. Young professionals, new families or builders looking to secure a premium Kenmore residential site in a high side location, should add this property to their short list. Encircled by a myriad of parkland, the convenience of city and university bus transport, cycle paths, many private and public schooling options, sporting clubs, supermarkets, boutique shopping and cafes just minutes away easily add to the attraction. The exterior of this hi-set chamferboard residence is ready for its facelift, however, once you take in the width of the block, you will appreciate how high this home sits in this suburb and may prefer to replace it and rebuild new as the larger than average 582sqm allotment will allow for a much bigger home if sought or rear extension similar to neighbouring properties. Up the front steps and onto the veranda; inside you will discover an easy L-shape living, dining and kitchen floor plan that was popular in the past. However, this home does offer three decent-sized bedrooms to the other end of the home and are serviced by the bathroom with its separate shower recess, full bath, and vanity. A toilet sits separately to its right. Your first impression upon entry though, will be an appreciation of a larger than average living room that leads through to an informal breakfast/dining room and original laminate open plan kitchen. Out the back is a covered deck that provides the perfect North-East cooling summer breezes but makes for a wonderful place to relax and chill or entertain guests. This home is presented clear and in a raw state making it ideal for the lucky buyer to decorate in any style, colour, or finishes. The hardwood floors throughout have been stripped of their old and tired floor coverings and now enable you to immediately polish or recover with carpet or super vinyl flooring. Downstairs provides a side-by-side double garage, huge amounts of storage and a separate laundry and around to the backyard you will see that it has been cleared and is made very private from advanced shrubs including a vibrant lime tree, and newly planted hedging. The sizable yard has a water harvesting tank and pump. As it sits now; this home awaits either restoration or alternatively, the age of the home would allow replacement (STCA) with both options allowing you to capitalize on its splendid locale. Piecing together all the appeal and options perfect for investment, land bank in a fantastic location or a savvy homeowner; this entry level property represents fantastic position buying.