

13-15 Kenilworth Avenue, Hyde Park, Qld 4812



Sold House

Wednesday, 23 August 2023

13-15 Kenilworth Avenue, Hyde Park, Qld 4812

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1618 m2

Type: House

Contact agent

This delightful feature packed family home is perfectly located in one of Townsville's most sought after streets, Kenilworth Avenue, in prestigious Hyde Park. Set in a quiet tree lined neighbourhood and surrounded by impressive period properties, number 13-15 will certainly not disappoint. Sprawled across two traditional 809m² blocks this lovely home and granny flat has been transformed over the years to provide the extended or multi-generational family plenty of space for carefree tropical living while still retaining all its character, charm and impressive period features of yesteryear. The minute you enter the main residence you will fall in love with it immediately. More substantial than it appears from the road, it radiates warmth and character and a welcoming atmosphere lacking in so many modern homes. Just a few of the features this unique and desirable property has to offer include:- The House- impressive ten foot ceilings- air conditioned throughout- gorgeous period features including casement windows and French doors- stunning timber floors- large enclosed front veranda- generous lounge room is the heart of the house- formal dining area between the kitchen and lounge- breakfast room / meals area off the kitchen - functional kitchen with gas cooktop and ample storage- roomy master bedroom with built in robes, dresser and French doors out to the veranda- family bathroom with separate bath / shower and w.c.- second w.c. for guests- two more bedrooms both with built in robes- central corridor opens out to a spacious study / retreat area- covered entertainment area to the rear- potential for a fourth bedroom and second bathroom within the existing footprint

The Granny Flat- currently rented for \$300 per week- One good sized bedroom with study nook and adjoining bathroom and toilet- Neat and tidy kitchen with electric cooktop, ample cupboard, and bench space- Open plan living and dining area- Air-conditioning and ceiling fans- Front veranda surrounded by well-established gardens- Fully fenced low maintenance yard

The Grounds- Huge 1618m² block fenced to all boundaries- Stunning Inground pool with landscaped surrounds- Paved Gazebo/BBQ area ideal for those outdoor events- 2 garden sheds provide ample storage for the tools and gardening equipment- Bore water- Double carport- dividing fence creates a separate yard for the granny flat

13-15 Kenilworth Avenue really is a surprise package and must be seen to be appreciated. With its enviable list of inclusions and highly sought after location it is bound to sell quickly so we recommend an early inspection to avoid disappointment. Proudly offered for sale by Exclusive Agent Simon Wright NQ Realty.