

**14 Eversden Street, Kenmore, Qld 4069**



**House For Sale**

Friday, 19 April 2024

14 Eversden Street, Kenmore, Qld 4069

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 2681 m2**

**Type: House**



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## Auction

Yes, you read that number in the title correctly - this block is absolutely MASSIVE even by Kenmore's generous standards! Set in what is by far one of the biggest yards I have ever seen in all my years as a Kenmore agent, this stunning 5 bed / 3 bath home enjoys a sense of space and privacy not often found in homes in such a convenient yet quiet location. And as you would reasonably expect, a block this size offers a golden opportunity for subdivision for either the savvy developer or the homeowner looking to have their cake and eat it too ... which in this instance means subdivide, sell one portion for profit and retain the beautiful home on the other! But it's not just about the amount of land you will have - it's also about the lifestyle you'll be enjoying once you set foot into the sprawling home at the heart of the property. From the open-plan living / dining complete with a wood-burning fireplace to keep things cosy in the cooler months ahead to the adjacent office and plumbed wet bar to the spacious chef's kitchen complete with oodles of stainless steel bench top and yet more living space throughout, this home is perfect both for the avid entertainer and the growing family alike! Outside, the enormous yard is not only grassed and fully fenced to the back and side for the kids and the dog but ALSO features an in-ground swimming pool, cabana, established planting and covered patio at the back of the home to boot. Add to that the quiet cul de sac location is just a few minutes from all the best of Kenmore including shops, restaurants, amenities, schools and acres of parkland. Although this is set to go to auction, our sellers are very open to offers and selling sooner so do not delay your inspection.

**INSIDE THE HOME:**

- Upon entry you are greeted by a skylight above that fills the home with loads of light;
- Open plan living / dining with timber look flooring, two ceiling fans, air conditioning, wood burning fireplace with brick hearth perfect for cosy winter nights, and excellent flow to outside patio through sliding glass doors;
- Spacious chef's kitchen with De'Longhi electric cooktop, Gaggenau rangehood, AEG oven and grill, Bosch dishwasher, durable stainless steel countertops and large central island, not to mention more counter and storage space than you may even know what to do with! Additionally includes a built-in desk / study nook for keeping an eye on the kids while they do their homework;
- Very spacious family room\* adjacent to kitchen features low maintenance tiled floors and backyard access via sliding glass screened doors;
- Office / additional living off main living room has sliding glass doors to outside and plumbed mini bar / wet room cool enough for wine storage;
- And if that's not quite enough living space for you, just downstairs is a further rumpus with ceiling fan, timber look floors, and access to a paved courtyard via 2 sliding glass doors!;
- The upper level of the home features original hardwood floors in excellent condition;
- Master suite upstairs is light and bright and features hardwood floors, air conditioning, ceiling fan, built-in robes, plantation shutters, and ensuite bathroom with large shower;
- Two further bedrooms upstairs, both with built in robes with mirrored sliding doors, hardwood floors, and plantation shutters;
- Another two bedrooms downstairs, both recently carpeted with ceiling fans, plantation shutters, and built-in robes;
- Family bathroom upstairs has large vanity / mirror and shower with separate toilet;
- Very spacious laundry located off garage has plenty of built-in storage, fold-out ironing board and linen cupboard;
- Additional bathroom just off laundry with combination shower / bath, toilet and vanity;
- Ample storage throughout the home including large linen cupboard in upstairs hallway and extensive undercroft storage perfect for more than just the luggage and Christmas decorations;
- 2 car lock up garage with workshop space including built-in shelving.

**OUTSIDE THE HOME:**

- Massive 2,681 sqm block already approved for subdivision into 2 blocks should you so choose but more could be possible if desired - contact your favourite town planner for suggestions;
- Additional two open parking spaces located just off the driveway;
- Fully fenced and grassed to the back and side with flat area for ball games and enough space to keep a dog or a family of dogs, at that!;
- Veggie patch and plenty of garden beds with established planting and trees for shade including a very fruitful mango tree;
- In-ground swimming pool with brand new pump surrounded by timber deck and covered cabana;
- Covered patio to the back of the home perfect for entertaining or barbeques;
- Walled and paved courtyard off downstairs rumpus makes for an excellent private break out space perfect for your morning cuppa.

**THE LOCATION:**

- Located at the end of a quiet cul-de-sac in a very convenient part of Kenmore;
- Literally just a hop skip and a jump (or 150m in concrete terms) from the back entrance of high performing catchment primary Kenmore South State School and also within a short drive of catchment Kenmore High which is 2.4km away;
- Acres of parkland and bike paths to the city await just a little further afield at Akuna Street Parklands;
- The Marshall Lane bus stop servicing buses to Indooroopilly Shopping Centre, UQ and the CBD is a short 350m walk;
- An abundance of excellent private schools are also within a 10-20 minute drive including BBC, St Peters, Brigidine and Ambrose Treacy College;
- And at the end of Marshall Lane only a 3-minute drive away is Kenmore Plaza complete with Woolworths, Aldi, specialty shops and restaurants plus the very popular Kenmore Tavern while in the opposite direction is

Kenmore Village including Coles, Mitre 10, BCC library, medical centre and many, many other services and shops. Building & Pest Inspection Report available upon request.\*Family room is 2.3m in height, just below "legal" 2.4m height.n.b.1. There is a cubby house visible in some photographs. This will be removed by the sellers at settlement and therefore does not constitute part of the property. n.b.2. There is solar visible in some photographs. This is no longer functional and will not be repaired or replaced by the sellers prior to settlement.