

2 Ramor Street, Kenmore, Qld 4069



House For Sale

Friday, 24 May 2024

2 Ramor Street, Kenmore, Qld 4069

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 642 m2

Type: House



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FOR SALE

Now, I'm not about to pull out the Oxford Dictionary but I will tell you that this property is quite literally the definition of an ideal family home in every meaning of the term! With 5 bedrooms, 3 bathrooms and an abundance of living spaces, say goodbye to living in each other's proverbial pockets and hello to space, space, and MORE space for the kids, the dog, the home office, and the grandparents to boot! Not to mention an abundance of space for YOU ... to enjoy exactly the lifestyle you have been chasing. Families who love to entertain will appreciate the seamless flow from the spacious living room to the open plan dining / family / kitchen right out to the wraparound yard with lawn, covered patio, and enormous swimming pool ... if you fancy the kids as the next Olympic hopeful, this is absolutely where they should get started on training! And once they have worn themselves out in the pool, the huge kitchen is practically begging to be used to whip up a feast with large gas cooktop and enough counter space to have the whole family cooking at once - or a team of caterers if you're too busy being the host with the most! Meanwhile retreat upstairs to the bedrooms for a little peace and quiet and enjoy the original hardwood floors throughout, as well as leafy vistas and city glimpses. The property's position near the top of the hill guarantees very green views and cool breezes and all within easy walking distance of the catchment primary school Kenmore South and just minutes to shops, parkland and public transport. Family homes of this size that offer so much flexibility to suit your needs are both in very high demand and do not often come to market, so don't delay!

INSIDE THE HOME:

- Statement timber parquetry flooring greets you in the entry way;
- Ducted air conditioning throughout the entire home except for the master which has split system;
- Spacious carpeted living room downstairs is not only super airy and bright thanks to exterior access through sliding glass doors with Crimsafe screens on two sides, but is also the entertainer's dream with built-in mini bar which includes a sliding shuttered window through to the kitchen for passing through food and drinks;
- Carpeted dining room is open plan to kitchen and family with sliding glass screen door opening to covered alfresco;
- Large entertainer's kitchen features hard wearing timber-look floors, Westinghouse gas cooktop and oven, Everdure rangehood, Fisher & Paykel dishwasher, wide fridge cavity able to fit two fridges, expansive counter space, plenty of storage, and breakfast bar for your morning coffee as well as views out to the pool for keeping an eye on the kids while cooking;
- Timber-look flooring flows through kitchen to family / meals with access to back yard, covered patio and swimming pool through sliding glass door with Crimsafe screens;
- Original hardwood floors throughout upstairs level of the home;
- Expansive master suite upstairs with split system air conditioning, large windows letting in loads of light, veranda access, built-in dressing table with mirror, walk in robe and ensuite bathroom with shower;
- Three further bedrooms upstairs, all very bright with large windows and built in robes. Bed 2 has veranda access through sliding glass screened door;
- One additional bedroom downstairs could easily be used as a home office or children playroom and has new timber-look flooring, sliding glass screened door access to front yard and storage;
- Upstairs lounge makes for an ideal breakout space for the kids when you're entertaining downstairs or otherwise is a peaceful spot to enjoy city glimpses in the evening and has veranda access through sliding glass screened door;
- Family bathroom upstairs with separate bath and shower over two rooms each with their own vanity and mirror means no more fights over who gets to use the bathroom while one of the kids is showering. Toilet is separate;
- Third bathroom downstairs with shower and toilet keeps guests out of the upstairs living areas when entertaining;
- Large laundry downstairs with multiple linen cupboards for storage plus super-handly laundry chute;
- Alarm system throughout the home;
- Two car lock up garage.

OUTSIDE THE HOME:

- 642 sqm block;
- Though winter is well on its way you will certainly appreciate the very large in-ground swimming pool when summer rolls around again in the blink of an eye;
- Fully fenced to all sides perfect for kids and pets;
- Flat grassed yard to the front and side for the dog to run around on while the back yard has low maintenance Astroturf;
- Covered back patio is an ideal entertaining and barbeque spot and enjoys leafy views and cool breezes;
- Established planting and mulched garden beds;
- Multi-zone irrigation system throughout the garden saves you the tedium of individual watering;
- Tool storage shed in back yard to keep all your gardening essentials close by;
- Tall trees to the front and side keep the yard feeling private from the road while also offering shade;
- 2,500L water tank;
- 6.6kW solar system on the roof of the home.

THE LOCATION:

- Very conveniently located within easy reach of the best of everything Kenmore has to offer;
- Literally 500m walk from the back entrance of catchment primary Kenmore South State School and also within walkable range of catchment Kenmore High which is 2.5km away;
- An abundance of excellent private schools are also within a 10-20 minute drive including BBC, St Peters, Brigidine and Ambrose Treacy College;
- The Marshall Lane bus stop servicing buses to Indooroopilly Shopping Centre and CBD is a short 150m walk;
- And at the end of Marshall Lane only a 2-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 reports available upon request.