

**20 Annabel Street, Kenmore, Qld 4069**



**House For Sale**

Friday, 12 April 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



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## FOR SALE

From the statement curved ceilings to the sweeping leafy views over Kenmore visible from just about every balcony and every window, every detail of this architecturally designed home is meticulously styled to guarantee not just day-to-day comfort, but to evoke a profound sense of elegance and drama. With soaring vaulted ceilings (up to 3.8m) in the main living space, air conditioning, timber floors, and a seamless flow from inside to out through multiple glass sliding doors to the covered wraparound deck surrounding it on three sides, this home promises an unparalleled living experience. Whether you're the entertaining type or simply want to chill with the family while taking in the views and enjoying the breezes from the home's elevated position, the expansive outdoor living spaces offer something for everyone, making it irresistible throughout the year, especially in our warm Queensland climate. The sense of space continues into the over-sized master suite upstairs with its ensuite bathroom, the same statement curved ceilings as downstairs (up to 3.0m), two built-in robes and enough square meterage to fit basically anything you can think of! Seriously, you could comfortably fit a king size bed and still have loads and loads of space for a private parents' living space, home office, or both. And with the further two bedrooms located downstairs the home allows for the perfect separation of parents' and kids' spaces. Outside, the property is fully fenced to two sides with plenty of grassed lawn for kids and pets - and if the kids get tired of the yard, then just a minute down the road is Twilight Street Park and its dog off-leash area which should keep the furry family members entertained for hours as well. Located in a quiet but still convenient part of Kenmore and perfect for the growing family while being chock-full of style and character, I expect this one will not last long on the market. Get in quick!

**INSIDE THE HOUSE:**

- Timber flooring throughout the main level;
- Interior freshly repainted in neutral tones ready for a new owner;
- Spacious open-plan living / dining is very light and bright with high curved ceilings (up to 3.8m), air conditioning and access to wraparound veranda on three sides through glass sliding doors with roller blinds;
- Kitchen features Schott Ceran induction cooktop, Bosch oven and plenty of counter and storage space;
- Expansive master suite / parents retreat upstairs has statement curved ceilings (up to 3.0m), two built in robes, ensuite bathroom and enough space to accommodate a home office and / or private sitting room;
- Two further bedrooms on main level, both with dual aspect, built-in robes and air conditioning;
- Family bathroom downstairs has combination shower / bathtub. Toilet is separate;
- Nook outside Beds 2 & 3 could make for a great kids' study area;
- Laundry and linen cupboard on main level;
- 2 car lock up garage downstairs with additional storage space in under croft. As with the rest of house the ceiling height in the garage is extremely high meaning that building in under the house to gain additional internal space in due course could be done with above "legal" 2.4m ceilings (up to 3.3m).

**OUTSIDE THE HOUSE:**

- 600 sqm block;
- Covered veranda wrapping around 3 sides of the main level of the home makes for excellent entertaining space and offers leafy views of Kenmore from the block's elevated position;
- Yard is fully fenced to two sides with plenty of grassed lawn for kids and pets to play;
- New 10kW solar system;
- 3 rainwater tanks.

**THE LOCATION:**

- Very quiet location only one minute on foot from Twilight Street Park and dog off-leash area and with sports field at Kingfisher Park just a few minutes further beyond;
- Gem Road Bus Stop servicing buses to Indooroopilly, UQ and the CBD is also only a couple of minutes walk away;
- Only a few minutes' drive from Kenmore Village complete with Coles, Mitre 10, medical centre and chemist, gym, restaurants and library;
- Close to both high performing catchment schools - Kenmore South State School and Kenmore High;
- An abundance of excellent private schools are also within a 10-20 minute drive including BBC, St Peters, Brigidine and Ambrose Treacy College.

Building and Pest Reports available upon request.