

22 Kenilworth Crescent, Waterford, Qld 4133



Sold House

Tuesday, 12 December 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 320 m2

Type: House



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\$668,000

Welcome to 22 Kenilworth Crescent, Waterford! Whether you are a family or investor, this beautiful home ticks all the boxes! With 4 bedrooms, 2 bathrooms, and a double lock up garage, this double-storey home is perfect for families seeking comfort, convenience and location, or a smart investor seeking a secure investment property. Nestled in a family-friendly neighbourhood, walk across the road to Jarvis park where you'll find a children's play park or walk down the street to find a park that has it all. Tennis court, basketball court, weekly boot camps, dog park and tranquil walking tracks, this location just keeps giving. The well-designed layout of this spacious home features the master suite upstairs, with a generous bathroom and walk in robe as well as a second bedroom that could be an office, nursery or even a cosy lounge room, with both rooms opening onto a private balcony. Upstairs ensures a private and tranquil escape while the main living areas are conveniently situated downstairs. Downstairs you'll discover two spacious bedrooms, convenient storage space discreetly located all around, and an entertainers delight when it comes to the open plan kitchen, living and outdoor area. Check out what this property has to offer below and start living the vibrant lifestyle that awaits you!

FAST FACTS:

- 4x Bedrooms
- 2x Bathrooms
- Double Car Garage
- Double-Storey Modern Home
- Gated side walking access
- 320m² Block Size

THE FINER DETAILS

- Reverse cycle air-conditioning in the main bedroom and living area
- Ceiling fans and downlights throughout
- Gas cooking and gas hot water
- Large OPEN-PLAN kitchen / living / dining
- Ground floor features all main living areas along with two secondary bedrooms
- Upstairs is dedicated to the master suite, fourth bedroom and private balcony

DOWNSTAIRS FEATURES:

- Walk through the front door to see the stairs with generous storage underneath
- The kitchen, living and dining area is designed with an open floor plan and LARGE sliding doors that provide a seamless transition between indoor and outdoor living
- The kitchen boasts a spacious design and is equipped with a gas cooktop, deep cupboards and the option for counter seating at the island bench
- There are two secondary bedrooms both with ceiling fans and built-in wardrobes
- A spacious main bathroom complete with a bathtub, shower and separate toilet
- Tasteful tiles throughout the main areas, with plush carpet in all bedrooms
- Large double garage has the laundry conveniently located within, glass sliding door for access to the side of the house as well as more storage options

UPSTAIRS FEATURES

- The master suite showcases an expansive design with a walk-in wardrobe and ensuite featuring his-and-her basins. The master bedroom is also equipped with both a ceiling fan and air-conditioning for optimal comfort
- The fourth bedroom comes complete with a built-in wardrobe, a ceiling fan and large glass sliding door for access to the balcony
- Both the master Suite and the fourth bedroom have access to the spacious balcony, offering an ideal setting for a private escape.

OUTSIDE FEATURES:

- The covered alfresco area is accessible through the large sliding doors, providing the epitome of indoor / outdoor living
- The grassy yard is a perfect low maintenance place for kids and pets to play, or get your green thumb working to design your ideal tranquil escape on a blank canvas
- Walking side-access accessible with gates for security
- Fantastic street appeal with a well-presented front yard

LOCATION LOCATION LOCATION - LOOK WHAT'S NEARBY!

- Jarvis Crossing Park - 50m (so close!) Small children's playground and walking tracks
- Woodlands District Park - 300m 2x Children's playground, tennis court, basketball court and dog park
- Woodlands Childcare - 950m
- Canterbury College - 1.1km
- Aldi, fuel station, Zarraffas, Guzman y Gomez and KFC 2.8km
- Bethania Lutheran Primary School - 3.6km
- Holmview Shopping Centre - 3.2km
- Bunnings Bethania - 2.9km

Don't let this chance slip through your fingers - come along to our next open home or contact Selene or Adam to present an offer today!

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