

# 23 Clemesha Street, Keperra, Qld 4054



## House For Sale

Thursday, 28 March 2024

23 Clemesha Street, Keperra, Qld 4054

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 546 m2**

**Type: House**



Michael Spillane

## For Sale Now

Situated on a well-proportioned 546m<sup>2</sup> allotment in a quiet, family-friendly street is this sturdy high-set brick and chamferboard residence that will surprise. From the meticulously manicured front gardens, the neat and tidy street appeal, the contemporary renovations and the fabulous outdoor entertainment area and pool, you are sure to find so much value in this well-loved abode. As you make your way towards the top of Clemesha Street, you'll realise just how close you are to so many local amenities – the Ferny Grove Train Station, the Ferny Grove Bowls Club, the Great Western Shopping Centre or the Keperra Gold Club...they're all within a few minutes' walk but the best aspect of this property is the peace and tranquillity that is not compromised. You'll find Number 23 that sits in a wonderfully elevated street position that offers cool breezes and an expansive outlook but still occupies a reasonably flat block of land. Head up the front stairs, through the front door and into the open plan living and meals area...From the moment you step foot inside, the sleek and dazzling 600mm porcelain floor tiles are sure to impress, adding a touch of luxury to this expansive area. There is also a split system air-conditioner for comfort and the modern LED lights illuminate the space beautifully. Adjoining this area is the lavishly appointed kitchen. Recently having undergone a stylish renovation, this attractive space offers glimmering diamond gloss tops, a large island bench, a built-in pantry, soft-close drawers, room for a double door fridge, a chic tiled splash back and an array of quality appliances that feature a stainless steel 'Fisher and Paykel' oven, a stainless steel integrated and ducted range hood, a stainless steel dishwasher and an electric ceramic cooktop. Tucked around the corner, there is a fabulous utility room alongside the enclosed rear balcony - this generous space offers so much potential for a home office, extra living space, a Butler's pantry or even the perfect guest bedroom considering the rear stairs can be accessed from this area. The upper level of the home provides three spacious bedrooms, all with carpet. The main bedroom is a generous yet cozy space, offering a ceiling fan, air-conditioner, and a large mirrored built-in robe. The second bedroom also provides a ceiling fan, air-conditioner and a mirrored built-in, whilst the remaining bedroom features a ceiling fan and a built-in robe. Positioned central to the three bedrooms is the gorgeous renovated main bathroom that features a semi-open shower with a frameless screen, a separate spa bath, stunning floor-to-ceiling tiles, a modern floating vanity with a mirrored cabinet as well as a toilet and a heat lamp. The internal timber stairs will lead you down to the lower level of the home where you'll find the enormous rumpus room with smooth hybrid flooring and a built-in cupboard. There is ample room here for a fabulous media room set up, a pool table and some bar stools or simply a comfortable lounge or sitting area. There is also the perfect private study nook located underneath the internal stairs. Conveniently, you will also find a second bathroom located downstairs that includes a vanity, toilet and a shower. Charming French doors fitted with Crimsafe security screens will lead you outside to the rear patio area that's perfectly positioned to look directly over the pool whilst still being close enough to watch the footy game that is playing on the TV inside – a big tick here for the blokes! Speaking of the pool – wow! To install a pool of this size today, the price would make your eyes water. The enormous freshwater concrete pool takes pride of position and deservedly so, whilst the rear gazebo with built-in bench seats and a bricked in barbecue makes for the perfect spot to enjoy an early dinner while the kids splash around. Incredibly the outdoor living options continue – head beyond the barbecue and out onto the fully fenced grassy yard with a veggie garden, a 5000 litre water tank and a garden shed - when we said this block was well-proportioned, we really meant it! Your vehicle accommodation needs are more than covered with the double lock-up garage with drive-through access on one side and a laundry at the rear. The wide concrete driveway also offers the perfect space to park your caravan or boat. This fantastic family home surely does have something for everyone and we are sure that with such value for money and a truly enviable location, this residence will attract a large amount of interest – Be Quick! A full list of features include:

- Sturdy high-set brick and chamferboard residence with hardwood framing
- Well-proportioned 546m<sup>2</sup> allotment in a gently elevated position
- LED downlights throughout
- Extra power points in many rooms
- Security screens throughout
- 600mm porcelain tiles and carpet upstairs, hybrid flooring downstairs
- Three spacious bedrooms including the main bedroom that is fitted with a mirrored built-in robe, ceiling fan and air-conditioner, bedroom two is fitted with a mirrored built-in robe, ceiling fan and air-conditioner and the third bedroom with a ceiling fan and freestanding mirrored built-in robe
- Wonderfully handy utility room alongside the enclosed balcony with access to the rear stairs – perhaps a kids' retreat, home office or Butler's pantry
- Two expansive living areas including the open plan living and meals area with a split system air-conditioner and the enormous downstairs rumpus room with hybrid flooring, a built-in cupboard and a study nook
- Stylishly renovated kitchen with glimmering diamond gloss tops, a large island bench, a chic tiled splash back, a built-in pantry, soft close drawers, room for a double door fridge

and an array of quality appliances that include a stainless steel 'Fisher and Paykel' oven, a stainless steel integrated and ducted range hood, a stainless steel dishwasher and an electric ceramic cook top• Two bathrooms including the renovated main bathroom with a semi open shower with a frameless screen, a separate spa bath, floor to ceiling tiles, a floating vanity with mirrored cabinet, a toilet and a heat lamp. The second bathroom is located downstairs and provides a vanity, shower and a toilet• Linen cupboard • Two undercover outdoor living options, including the rear patio and the rear gazebo with built-in bench seats and a bricked-in barbecue• Sparkling concrete fresh water in-ground swimming pool• Fully fenced rear grassy yard• Garden shed• Veggie garden• 5000 litre water tank• Electric hot water system• Double lock up garage with drive through access on one side• Laundry at the rear of the garage• 3 KW solar system• Tiled roof with insulationHomes in this area are literally 'walking out the door'...especially at this 'more-than-reasonable' price point so make sure you act fast to avoid disappointment!23 Clemesha Street is located approximately 1 Km to the highly regarded Ferny Grove High School, within a close proximity to the Ferny Grove station (and also the Keperra Train station), the Ferny Grove Bowls Club, and numerous local shopping centres. There are many local walking paths, bike tracks and parks (including the kids' public water park nearby) and you're a short stroll to the Keperra Golf Club.For more information, 'The Michael Spillane Team' is best contacted on 0414 249 947.