

**23 Orkney Street, Kenmore, Qld 4069**

Place. 

**House For Sale**

Friday, 2 February 2024

23 Orkney Street, Kenmore, Qld 4069

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 678 m2**

**Type: House**



Zac Fields

0428246865

## Auction

**Auction Location: On-Site** Offering a perfect blend of style, space and functionality, this dual-level property boasts a tranquil atmosphere and an elevated position within a quiet street. An ideal fit for buyers looking to secure their future in coveted Kenmore, this outstanding residence is also perfect for families and entertainers alike. Making a superb first impression with its attractive facade, 40-plus-metre frontage and established front gardens, the home also showcases elegant timber floors and plantation shutters. On the property's upper level, a spacious open-plan living and dining area bathed in natural light exudes a warm ambience. A fantastic adjoining kitchen is a culinary haven, equipped with a breakfast bar, quality appliances, a tiled splashback and ample cupboard storage. There is also a covered rear deck, which provides a delightful setting for al fresco dining or morning coffees. Situated at the residence's side, a fully-fenced yard has a sparkling in-ground swimming pool, an attached terrace and a gazebo. Those with children and pets will also love the home's generous fully-fenced rear yard with mature gardens and a covered rear patio. Accommodation on the upper level includes an ensuited master bedroom, two additional bedrooms and a main bathroom. Downstairs, a sizeable second living area is accompanied by another full bathroom and a fourth bedroom/potential study. This ground-level area could be reconfigured to become a separate self-contained dwelling or guest accommodation, if preferred. Complete with a secure dual garage and fabulous storage, the home also has an electric-gated entry, air-conditioning and ceiling fans. Close to Kenmore Village Shopping Centre's many shops and dining options, this sensational property is also only minutes from Katunga Street Park's sporting grounds and city-bound bus stops. The Fig Tree Pocket Boat Ramp, Indooroopilly Shopping Centre and UQ's Saint Lucia campus are nearby. Falling within the Kenmore State School and Kenmore State High School catchment areas, this incredible residence is also a short drive from Our Lady of the Rosary School, Brisbane Independent School and Mancel College. Do not delay – call to arrange an inspection today.

**Disclaimer:** This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.

**Disclaimer:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.