

# 277 Kenmore Road, Fig Tree Pocket, Qld 4069



## Sold House

Wednesday, 22 November 2023

277 Kenmore Road, Fig Tree Pocket, Qld 4069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1251 m2**

**Type: House**



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**\$1,935,000**

Nestled in an enchanting locale, this home effortlessly exudes the charm of Tuscany, offering elevated grandeur and sweeping views that embrace the landscape, mountains, and river—all harmoniously set amidst stunning landscaped gardens. Upon entering, the allure of the residence is immediate, with terracotta-washed walls invoking the warmth of Mediterranean architecture. The design seamlessly transports you, revealing a delightful, sun-filled swimming pool area adorned with lush plantings, and an entrance embraced by star jasmine creepers. Indoors, sophistication reigns with high ceilings, wooden floors, and graceful curves in the entrance guiding you to the open-plan living, kitchen, and dining area. The space offers a picturesque view of the horizon, connecting seamlessly with the outdoors through expansive glass openings leading to both a spacious front alfresco area and a rear deck. Entertaining is a delight in the front alfresco, providing a perfect vantage point to watch over kids playing in the pool or yard, while on the back deck, you can unwind and relish the sunset over the landscaped backyard with a soothing water feature and lawn. Under clear skies, relish the captivating views that extend all the way to Cunningham's Gap. The living space radiates elegance and warmth with a gas fireplace, while the kitchen showcases quality Miele appliances, Caesarstone countertops, and ample storage. A functional laundry and a powder room, with direct access to the patio and pool area, add practicality to the luxurious setting. Ascend the stairs to explore three bedrooms, with the main suite inviting you with a walk-in robe, ensuite, and private deck—all featuring breathtaking views. The family bathroom is also situated on this level. The lower level unveils a spacious office and a vast guest bedroom/living space with a separate entrance and plumbing, offering versatile possibilities for a teenage retreat or multi-generational living. Surrounded by exquisitely landscaped gardens and elegant indoor and outdoor living spaces, this residence is a haven where Tuscany's essence harmonizes with elevated living, creating an everlasting holiday atmosphere.

**HOME FEATURES:** - High ceilings throughout, creating an airy and spacious atmosphere- Beautiful solid timber flooring throughout the entry level- Fully equipped kitchen featuring Miele appliances, thick Caesarstone benchtops, and ample storage- Fireplace in the open plan living and dining- Main bedroom with a generous walk-in robe, ensuite, and a private terrace boasting scenic views- Spacious office with its own separate entrance- Expansive guest suite/living space on the lower level, equipped with a separate entrance and plumbing- Zoned, ducted air-conditioning throughout the two upper levels- Additional off-street parking space at the entrance- Fully fenced for children and pets- In-ground magnesium swimming pool- Flat grass space at the front and rear- Beautifully landscaped gardens - 13,500L rainwater tank- 1,251sqm block - Council Rates \$600.60/qtr

**LOCATION:-** Fig Tree Pocket State School Catchment (Prep to Year 6)- Kenmore State High School Catchment (Year 7 to Year 12)- Close to a great assortment of many sought-after private schools including Our Lady of The Rosary School, Brisbane Montessori School, Ambrose Treacy College, Brisbane Boys College, St Peters Lutheran College, Holy Family Primary School, Brigidine College, Stuartholme School, Queensland Academy for Science Mathematics and Technology & Mancel College - Plenty of local bus transport options - 9.5km from Brisbane CBD- Close to Kersley Road Shopping Village - 7 minute drive to DFO Jindalee & Jindalee Shopping Centre- 2.2km to Kenmore Plaza Shopping Centre - 2.5km Kenmore Village Shopping Centre- 3.4km to Indooroopilly Shopping Centre- 23-minute drive to Brisbane airport using the Legacy Way Tunnel