

287J Kenmore Road, Fig Tree Pocket, Qld 4069

AdcockPrestige

House For Sale

Wednesday, 20 December 2023

287J Kenmore Road, Fig Tree Pocket, Qld 4069

Bedrooms: 4

Bathrooms: 4

Parkings: 5

Area: 1969 m2

Type: House



Jason Adcock

Auction

Bold. Brilliant. Breathtaking. A design triumph by Chris Bligh of renowned Bligh Graham Architects, this multi-level contemporary residence is a statement of refined detail, engineering excellence and construction mastery. Exquisite interior spaces edged in glass open onto decks, balconies and terraced courtyards, a jaw-dropping infinity-edged pool and sublime, panoramic river-facing entertaining areas. With premium inclusions and finishes, highlights include an indulgent parent's retreat and a temperature-controlled wine cellar and tasting bar. Nestled into an extraordinarily elevated site, with the home remaining flood-free, the privacy, location and security are unrivalled, the landscape purposeful and the vehicle parking considerable. Having been granted the accolade of Australian Institute of Architects Queensland Award for Residential Architecture in 2009, this impressively robust structure features a cantilevered, concrete suspended slab design, Duce custom sliding timber doors and Darren James cabinetry and joinery, imported basalt and porphyry high-performing stone surfaces and two separate garages. Ahead of its time, this house, nearing 14 years old and being offered for sale by its longstanding, original owners, admirably remains completely in step with today. At the very end of a shared roadway within an exclusive enclave that is home to substantial, upmarket dwellings, the residence, on almost half an acre, sits in subdued harmony with its riverside environment. External finishes, details, colours and the professionally landscaped, night-lit tiered gardens and rooftop green space, currently maintained by Brisbane's favourite, Brooke's Blooms, will engage and ground. Entry to the main, mid-floor reveals dark-stained, solid timber floors and custom joinery inclusions, new interior paint finishes and enormous, timber-framed sliding doors that connect to an intimate, east-facing courtyard. There is a raft of architectural design elements, intentional attention to orientation and an abundance of storage, with a connection to the outdoors pivotal to this home's relaxed style. All interior and exteriors have been repainted throughout 2022 and 2023. Spectacularly elevated, the formal living and banquet dining space and the adjoining indoor/outdoor room, with its integrated barbeque kitchen, enjoy panoramic river views. Some six metres above ground, timber-lined ceilings add detail, glass doors slide away out of sight, breezes flow and screens and shades protect when necessary. In winter, enjoy the warmth and comfort of the Cheminées Philippe double-sided wood-burning fireplace. Well-equipped and highly functional, the kitchen features Caesarstone benchtops including an extra-long breakfast bar for six, timeless Tasmanian Oak (walnut stained) timber cabinetry, Miele appliance appointments and an ingenious walk-through pantry complete with a coffee nook. Included are a Miele induction cooktop and powerful Qasair rangehood, a Miele oven and steam oven, and an integrated dishwasher. There is a custom-designed multi-user office with an external access door and a very large media, rumpus or sport-lovers lounge, that features an 85" Sony TV and a kitchenette. The media room opens onto a poolside terrace and outdoor games area. Sitting high above ground level, the concrete pool overlooks the river, with frameless glass fencing granting maximum visibility. Descend to the lower level to find a newly carpeted gym or yoga space, a guest suite complete with a full bathroom and the ultra-private and luxurious parent's retreat. Quiet, cool and restful, this serene master suite features a river-facing bedroom with custom-built joinery, a large walk-in robe and a spa-inspired, Travertine-tiled ensuite with a two-person rain shower and a freestanding bath overlooking a fishpond filled with Shubunkin. From here you can easily reach the pool, the open-air deck with its firepit and seating area, and the wine cellar with its reclaimed railway timber highlights and glass face, 500-bottle storage and EuroCave cellar conditioner. The cellar also has a kitchenette with a ZipHydroTap and Dishdrawer. Accessible areas around the property have been securely gated with commercial-grade lock hardware for maximum peace of mind. Cleverly hidden away, the plant room holds the centralised Toshiba commercial air-conditioning unit, pool filtration equipment including a heat pump and the fully automatic garden watering system. Lights, air-conditioning, cameras and irrigation are managed and monitored via automated control panels situated throughout the house and by on-phone apps, with a central electronics hub storing all componentry. Children's bedrooms are located on the uppermost level, with each having built-in wardrobes and a study nook, and sharing a bathroom. Powder room amenities are located near the media/games room, with the adjoining laundry having raised appliance recesses, ample cabinetry storage and a door leading to a secluded drying court. A pool user's bathroom and shower are conveniently located outdoors to save water being walked inside. In keeping with the natural flow of the land, two well-planned garages have been built, a double at the house's entry landing level and the second, an oversized 3-6 car, further up the hill. Both have abundant storage and flat roofs constructed of suspended concrete, with gardens and a fenced level lawn area above suitable for games and hosting special events. Parking for guests is available in front of each garage, with the extended driveway leading to a boat or caravan space. The expansive, council-maintained riverfront reserve provides a huge, grassed play area for the kids to kick

a ball around. Positioned within the desirable 10km radius of the CBD and less than 10 minutes to Indooroopilly Shopping Centre, this address rests in the prized catchment for Fig Tree Pocket State School and proximity to leading inner west private schools and UQ.