

**3 Fairholme Street, Kenmore, Qld 4069**

**R&W** Plus

**House For Sale**

Wednesday, 29 November 2023

3 Fairholme Street, Kenmore, Qld 4069

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 604 m2**

**Type: House**



Brenton Learmonth  
0421159284

## Offers Over \$1.1Mil

Charming and full of character, this home is sure to impress. Our sellers have lovingly transformed this beautiful home into their own hidden retreat, in a quiet and ultra-convenient location. Now moving to the countryside, our sellers are offering this much-loved family home of 18 years for immediate sale. So get in quick because homes like this go fast! Your new address, 3 Fairholme Street is set in a private and quiet location surrounded by the finest amenities Kenmore has to offer. For the sophisticated "Foodie", the Courtyard shopping and dining hub is a stone's throw away, and the popular Kenmore Village Shopping Centre is just 550m up the road. For those looking to commute to the city, you can leave the car at home with the bus stop only 250m away. With the Kenmore Primary School only 100m away and the Kenmore State High School within walking distance, the morning school run will be a thing of the past! Your new home sits on 604sqm of Kenmore land and is bursting with character. Inside you have a modern open-plan kitchen, living and dining area with the beautiful built-in fireplace taking centre stage keeping you warm and toasty in winter and in summer the home seamlessly flows through the glass stacking doors to the large entertaining deck making this the perfect place to enjoy a coffee... or wine, whilst supervising the kids in the inground pool. Inside: \* Built by Griffin & Knowlman \* Brand new hybrid flooring (With warranty) \* Built-in fireplace\* Glass Stacking doors opening to deck\* Kitchen with gas cooktop & island bench\* Dishwasher & Insinkerator\* Built-in water filtration system for all taps \* Huge Master bedroom with parents' retreat\* Luxurious his-&-hers walk-in robe\* Split system A/C throughout (A/C in all bedrooms with warranty)\* New blinds throughout Outside: \* Elevated position with leafy views\* Spacious entertaining deck\* Large inground pool\* Fenced yard\* Garden Shed\* 8.5kW solar\* New metal roof (5years)\* New hot water system (With warranty)\* New pool chlorinator (With warranty)Location: \* 250m Bus stop to CBD & UQ\* 150m The Courtyard Shopping Centre \* 550m Kenmore Village & ColesEducation: \* 550m Montessori Children's House\* 270m Green Leaves Childcare\* 100m Kenmore State Primary School\* 1.1km Kenmore State High School\* 250m Our Lady of the Rosary SchoolRates \$567.30/qtrOur sellers are motivated and this property will impress. First in best dressed. Inspect, fall in love and buy with confidence.