

**73 Marshall Lane, Kenmore, Qld 4069**



**House For Sale**

Friday, 31 May 2024

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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 647 m2**

**Type: House**



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## FOR SALE

Prepare to have your heart captured by this home - and not just by the downright darling white render and wrought iron façade that greets you from the front but also by the impressive practicality and surprising spaciousness of the modern, renovated family home just beyond the threshold! Great bones and beautifully maintained original hardwood floors meet a recent renovation making this home very much move-in ready and perfect for a family of any size. With 5 bedrooms plus office space, multiple living spaces, two outdoor covered alfresco zones and loads of storage, this home offers a very desirable and flexible separation of spaces for the whole family's needs. And it's not just the added creature comforts like the large modern kitchen or the air conditioning in the main living spaces that make this home so good - it's also all the lifestyle you will be enjoying with the expansive back deck overlooking leafy Kenmore and the sparkling in-ground swimming pool below, not to mention the extra-long parking to the side of the home that is "the sign" to finally buy that boat or camper trailer and get away with the whole family (or from them, if it's peace and quiet you're chasing. It's not like they won't have plenty to enjoy if you leave them behind in this home!). Super conveniently located within walking distance or a short drive of Kenmore's best in shops, restaurants, amenities, parklands and catchment schools and with so much space inside to fit the whole family, this home will certainly not last long on the market! Hurry in while you can!

**INSIDE THE HOME:**

- Very secure with Crimsafe screens on all doors and windows;
- Spacious open-plan living and dining at the front of the home with original hardwood floors, air conditioning and front garden access through sliding glass screened door;
- Large kitchen with Bellini rangehood, Kleenmaid oven, Euromaid dishwasher, tiled floors, air conditioning, meals area and sliding glass screen door access to covered back deck;
- Light and bright master suite upstairs has original hardwood floors, ensuite bathroom, double built in robes and air conditioning;
- Original hardwood floors continue throughout hallway and further three upstairs bedrooms, all with built in robes. Bed 3 also has air conditioning and sliding glass screened doors to back deck;
- One further bedroom downstairs\*, carpeted with built in robe;
- Modern family bathroom upstairs with bath and shower. Toilet is separate;
- Large, tiled family room\* downstairs is air conditioned with built-in storage cupboards and back patio access through sliding glass screen doors and would make an ideal kids' breakout space;
- Carpeted study / 6th bedroom\* downstairs perfect for a home business or the work from home lifestyle;
- Tiled laundry downstairs;
- Additional bathroom just off laundry with toilet and shower;
- Get stuck into some DIY in the workshop space just off the downstairs rumpus or simply use the room for storage;
- Yet more workshop space plus undercroft storage in the two car lock up garage.

**OUTSIDE THE HOME:**

- 647sqm block;
- Generously-sized, covered timber deck to the back of the home includes ceiling fans overhead as well as a view over the in ground swimming pool for keeping an eye on the kids while you entertain guests. The deck also enjoys very leafy views of Kenmore from the property's elevated position;
- Covered patio beside the pool downstairs offers even more entertaining or relaxing space;
- Flat grassed and planted front yard is fully fenced by that charming brick & wrought iron garden wall;
- Side and back of the property is also fenced meaning the back yard beside the pool is great for kids and pets;
- The other side of the pool is paved and includes a folding clothesline;
- Tall trees around the perimeter of the property made the back yard feel very private;
- Further covered parking to the side is suitable for a boat, trailer, caravan or any other big kid toys along with a water tank for cutting down on those utilities bills.

**THE LOCATION:**

- Positioned in just about the best location you could ask for in Kenmore, with shops, restaurants, amenities, parklands and schools at your very fingertips (or failing that, a short walk or even shorter drive will do the trick!);
- Just 450m walk from the back entrance of catchment primary Kenmore South State School and also within walkable range of catchment Kenmore High which is 2.5km away;
- An abundance of excellent private schools are also within a 10-20 minute drive including BBC, St Peters, Brigidine and Ambrose Treacy College;
- The Marshall Lane bus stop servicing buses to Indooroopilly Shopping Centre and CBD is a short 170m walk;
- And at the end of Marshall Lane only a 2-minute drive away is Kenmore Plaza complete with Woolworths, Aldi, specialty shops and restaurants plus the very popular Kenmore Tavern while in the opposite direction is Kenmore Village including Coles, Mitre 10, BCC library, medical centre and many, many other services and shops.

Building and pest inspection reports available upon request.\*Ceiling to downstairs bedrooms/office and family room are 2.37m making them slightly below 2.4m "legal height". They are clearly still very usable spaces and there are modifications that could be completed to achieve the full 2.4m if desired.