

**8 Wallawa Street, Kenmore, Qld 4069**



**House For Sale**

Wednesday, 12 June 2024

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**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 536 m2**

**Type: House**



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## FOR SALE

Say goodbye to looking out the front door and straight into the neighbours' living room - this home positioned in a quiet no-through road faces nothing but a long stretch of lush green parkland, promising a leafy aspect and plenty of outdoor activities right on your doorstep! And that's before you even cross the threshold! Solid brick and tile construction, original hardwood floors and timber framed windows meet a veritable laundry list of practical touches in the 5 bedrooms, 2 bathrooms, multiple living spaces, and modern kitchen, giving you the freedom to either move right on in or reconfigure the home to suit a myriad of family needs and configurations. Not to mention the tiled downstairs (with 2.4m "legal height" ceilings) which is in equal parts perfect as a granny flat for a multi-generational family or as a sublet opportunity to help pay off the mortgage! Outside you have yet more flexibility for a variety of lifestyles. Barbeque on the timber deck by the poolside in the summer, take advantage of the home's northerly aspect and morning sunshine for a coffee on the upstairs balcony in the winter, and green those thumbs in the charming cottage garden while the kids race around on the grassed lawn to the back all year round. And don't be fooled by the peaceful surroundings - the home is very conveniently located just a hop, skip and a jump from catchment primary Kenmore South, sports fields, and bike paths to the city, with shops, amenities, restaurants and more just a few minutes' drive up the road! Family homes offering this much lifestyle in such an excellent location are few and far between at present so you are guaranteed it will be quickly snapped up. Be very quick to view!

**INSIDE THE HOME:**

- Beautiful timber parquetry flooring greets you in the downstairs entryway;
- Open-plan living / dining upstairs features original hardwood floors, sliding glass screened doors to the front balcony and plenty of windows making the room feel very bright and breezy;
- Kitchen / meals has low-maintenance tiled flooring and its own side balcony off the meals for a private outdoor breakfast nook. The kitchen itself is recent and features stone countertops, AEG oven and electric cooktop, Hafele dishwasher, generous high and low storage, leafy views out the large window over the sink and door to backyard;
- Three bedrooms upstairs, all with ceiling fans, hardwood floors, built-in robes and timber framed screened windows, two of which are dual aspect. Main bedroom of these three additionally has air conditioning;
- Two further bedrooms downstairs, both carpeted with built-in robes;
- Original hardwood floors continue throughout upstairs hallway which includes plenty of large linen cupboards for further storage
- Family bathroom upstairs has bath and shower, laundry chute to downstairs laundry, and timber framed windows looking out onto the back yard. Toilet is separate;
- Second bathroom downstairs has shower and separate toilet;
- Upstairs study with hardwood floors, built-in storage cupboard and back yard view would make the perfect peaceful work-from-home spot;
- Massive downstairs family room with tiled floors could be put to just about any use you can think of, from kids' games to teenage hangout to grandma's new living room;
- Tiled rumpus downstairs opens right out onto the pool deck through screened timber framed doors;
- Good-sized laundry / kitchenette off downstairs family room includes both high and low storage and counter space;
- Two car lock-up tandem garage / workshop space.

**OUTSIDE THE HOME:**

- 536sqm block;
- In ground swimming pool to the front of the home is accompanied by a fantastic covered timber deck for entertaining or relaxing and feels very private courtesy of established trees along the fence line;
- Pool has new Halo Connect System automating the chlorinator, filter and other functions to save you some of the trouble;
- Both the downstairs deck and the covered brick balcony upstairs get lovely sun in the morning thanks to the home's northerly aspect, and the balcony in particular enjoys very scenic leafy views of the adjacent parklands;
- Additional side balcony off meals is also covered and very private nestled amongst the surrounding trees;
- Established planting to all sides of the property;
- Very charming back yard with yet more established garden beds, brick patio and pathway, clothesline and grassed yard for the kids;
- Back yard could be fully enclosed with the addition of a gate added to the street side of the home if so desired making it perfect for children and pets;
- Ten 190W solar panels on the roof to help you save on power bills as well as the environment.

**THE LOCATION:**

- Super leafy and peaceful location literally right across the road from Wallawa Street parklands, leading up to the Akuna Sports Fields with even more green space and bike paths to the city;
- The home is on a dead-end street with both side streets being cul de sacs, making it very quiet with no through traffic;
- Literally just 4 minutes on foot (270m) from the back entrance of catchment primary Kenmore South State School, with catchment Kenmore High only a short drive at 2.7km 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 140m walk;
- And at the end of Marshall Lane only a 4-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 & Pest Inspection reports available upon request.