

**13 Kilkivan Avenue, Kenmore, Qld 4069**



**House For Sale**

Friday, 26 January 2024

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**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 832 m2**

**Type: House**



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## FOR SALE

On paper this home ticks all the boxes from the 5 bedrooms and 2 bathrooms to the large, mostly flat block in a location that is within walking distance of 3 schools, shops, restaurants, public transport and the best of everything that Kenmore has to offer. Built in 1964 with an upstairs extension added 20 years later and first time ever to market, this family home has clearly been well loved and maintained and already stood the test of time. But the right house is always about more than just ticking boxes. It's about character, charm and easy-to-realise potential which ... you guessed it ... this home delivers in spades! Maybe it's the whimsy of the spiral staircase that greets you in the entryway, the original hardwood and terrazzo flooring, all the original fixtures and fittings or the expansive views across to Mt Coot-tha? Who knows but the opportunities to update are undoubtedly endless. Even simply repainting and ripping up the carpet to expose the timber floors will dramatically update and modernise this family home. And the opportunities don't end with the house ... set well back from the road and positioned on a very generously sized 832sqm, mostly flat block, the kids will have no trouble finding somewhere to tear about outside while still leaving plenty of space for the green-thumbed to work some planting magic or offering loads of room for a pool! Larger homes that offer such great proportions, location and opportunity are rare and are always in strong demand. Be quick. This one certainly won't last.

**INSIDE:**

- VJ timber-panelled feature wall and original hardwood timber flooring in entry way;
- Generously sized, triple aspect living / dining space with plenty of windows for natural light and cooling cross breezes. Carpet could be pulled up to expose original timber floors!;
- Kitchen was re-tiled in the early 2000s but also has original hardwood beneath and includes enough space for meals as well as view out to the backyard through timber framed window;
- Good sized laundry adjoining to kitchen features hard-wearing polished concrete floors. Built in linen closet between kitchen and laundry;
- 3 bedrooms on the entry level all with hardwood flooring and timber framed windows, front bedroom with dual aspect;
- Main bathroom on ground floor features separate bath and shower and original terrazzo flooring in great condition. Toilet / powder room is separate;
- 2 further bedrooms upstairs are light and bright with large windows, both dual aspect with carpet and one with built-in robe;
- Upstairs bedrooms are accompanied by carpeted living space which is breezy and perfect for kids' rumpus or teenage getaway, with views out to Mount Coot-Tha from the rear. Windows are tinted to cut some of the heat.
- Upstairs is completed by a 2nd bathroom meaning that this upper level could also be ideal as a master suite.

**OUTSIDE:**

- 832sqm block;
- Ground floor of the home is sturdy brick and tile while upstairs extension is weatherboard;
- Shaded front patio with brick privacy wall is a great space for a morning coffee;
- Sprawling mostly-flat grassed yards to both front and back offer ample opportunity for extension to the home, a larger outdoor entertaining space, or a pool for those hot summer days;
- Garden beds to front and side of the home just waiting for a green thumb;
- Undercroft storage below the home accessible via doors in back yard;
- 2 car tandem garage in back yard also with additional storage space.

**THE LOCATION:**

- Convenience with a capital C! Within walking distance of the best of everything Kenmore has to offer in Kenmore's central business, transport and shopping district - including Kenmore Coles, Mitre 10, medical centres, gyms, restaurants and the council library;
- High ranking Kenmore High School is an easy 10-minute walk while Kenmore State School is only 300m and OLR primary school is virtually across the road!;
- An abundance of excellent private schools are within a 10-20 minute drive including BBC, St Peters, Brigidine, St Aidan's and Ambrose Treacy College. Many school buses depart from Kenmore Village;
- Bus stop across the road and further stops within a very quick walk offer a range of bus routes to Indooroopilly Shopping Centre, CBD and UQ.

Building & Pest Inspection Reports available upon request.