

**16 Merlin Terrace, Kenmore, Qld 4069**



**House For Sale**

Friday, 5 July 2024

16 Merlin Terrace, Kenmore, Qld 4069

**Bedrooms: 6**

**Bathrooms: 2**

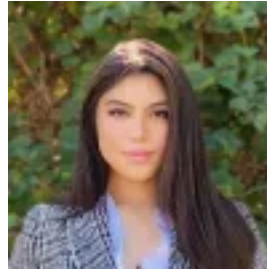
**Parkings: 2**

**Area: 455 m2**

**Type: House**



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## Auction

A soaring new experience in luxury, this brand new prestigious contemporary home is a masterclass in style and offers ultimate lifestyle appeal for discerning buyers. It spans an elevated block in a serene pocket, a stroll to buses and Kersley Road Shopping Village. This immaculate residence offers a perfect blend of contemporary style, functionality, and comfort, making it an ideal family home. Here at 17 Merlin Tce. Kenmore you get 2 properties for the price of 1! The owners MUST SELL and this property is going to Australia's biggest auction event- Brisbane 100 (<https://www.raywhite.com/brisbane100>) In-Room Auctions Venue: Howard Smith Wharves Date & Time: Sunday 21st of July from 10:00 AM Bidder Registration Link: <https://auctionslive.com/app/bidder-registration/gmJDj> More info on the event: <https://www.raywhite.com/brisbane100>

**Main Dwelling:**

- Brand New Modern Home
- Two storey layout with sunlit upper level living/dining area
- Ground floor lounge room flows to open plan kitchen and master bedroom with an ensuite
- Fully equipped modern open plan kitchen with a large butlers' pantry
- 4 Spacious bedrooms, master with an ensuite and walk in robe
- 2 Luxe designer bathrooms
- 2 added powder rooms on both level
- Stunning views from the front patio and private gardens with a covered alfresco at the backyard
- Generous living areas on both levels of the home plus additional media room
- Radiant interiors with high ceilings and custom appointments
- Perfect for TRI living, great for multi-generational families or for an added rental income from a separate granny flat
- Striking façade, easy care landscaped grounds
- Easy walk to Kenmore South State. Kenmore State High school catchment. Added granny flat/ 2nd Dwelling:
- Brand new with a rental appraisal of \$550 pw
- 2 spacious bedrooms with built in robes
- Aircons
- 1 Modern bathroom
- Open plan kitchen
- Separate lounge and dining
- Own driveway and car park

Situated in a peaceful and family-friendly neighborhoods, 16 Merlin Tce. is close to top-rated schools, parks, shopping centres, and public transport. This home offers the perfect balance of tranquility and convenience.

**Location:**

- Easy walk to Kenmore South State. Kenmore State High school catchment
- Approx. 10km to Brisbane CBD
- Approx. 20 minutes to Brisbane Airport via Legacy Tunnel
- 5-10 minutes' drive to Indooroopilly Shopping Centre
- Walking distance to local parklands and public transport
- Within Kenmore South State School and Kenmore State High School catchment

Contact Syed @0416 498 295 or Serena @0409 455 287 To register your interest or to book a private inspection. All open home timings will be posted online weekly.

**Disclaimer :** This property is being sold by Auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. All information found in this document has been collected from sources that we believe to be reliable. However, we are not able to offer any guarantee about the information contained and therefore interested parties should also make their own investigations and research.