

16 Tad Street, Kenmore, QLD, 4069



House For Sale

Friday, 30 August 2024

16 Tad Street, Kenmore, QLD, 4069

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Type: House



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Architecturally Designed Family Living Loaded with Character

If you are a Kenmore native like me, you will no doubt 'get' this house the second you step past the front door. The exposed brick finishes, the rich hardwood stairs and railings, the timber ceilings, and above all the sense of cool and quiet that fills the entire home all bring you back to a time when hide and seek was the height of entertainment - and with all the storage in this home I can think of quite a few good hiding spots straight off the top of my head!

But it's not just the character or the potential for the kids' games that make this such a special family home. With the central living spaces all together on the second floor, four of the five bedrooms above and a private theatre room / rumpus tucked away behind the garage on entry level, you have a very natural separation of spaces that guarantees every member of your family their own privacy regardless of how many of you there may be. And that's not even factoring in the many outdoor living areas, from the courtyard off the dining to the covered back deck and open-air patio, to the gleaming swimming pool that is looking more and more enticing the warmer the weather gets!

There is so much to love about a home like this and the lifestyle that it offers that truly must be seen to be appreciated. Be quick to view!

INSIDE THE HOME:

- Sturdy, mostly brick construction;
- Spacious living room with timber-look flooring, exposed brick feature wall, vaulted & insulated ceiling, split system air conditioning, two ceiling fans, timber plantation shutters & access to back deck through large sliding glass door with flyscreen;
- Generously sized kitchen with tiled floors, plenty of stone countertop & storage space including a tea / coffee station, Bosch oven, dishwasher & cooktop, breakfast bar and statement exposed timber ceiling;
- Dining is open plan to kitchen & is also tiled with exposed timber ceiling plus has sliding glass doors with flyscreens both to tranquil front courtyard and back patio;
- Master suite with ceiling fan, split system air conditioning, timber plantation shutters, large walk in robe and ensuite bathroom;
- Vaulted timber ceilings continue throughout all upstairs bedrooms;
- Three further bedrooms upstairs, all carpeted (timber underneath) with air-conditioning, built-in robes, ceiling fans and timber plantation shutters;
- Super cute office nook with built in desk, built in storage cupboard, timber plantation shutters & skylight;
- Family bathroom with separate bath & shower. Toilet is separate;
- Guest bedroom has built in robe, carpet, split system air conditioning, sliding glass door access to front courtyard plus door through to 3rd / guest bathroom which includes shower and toilet;
- Good sized tiled laundry with backyard access;
- Very private rumpus on ground floor has original timber floors, air conditioning & folding glass door access to side carport. Would make for the perfect theatre room with its included HD projector & screen plus installed HDMI / audio ports to support any other AV equipment alternatively it would make a fantastic teenage hang out or home office;
- Security alarm system;
- Energy efficient LED lights installed throughout entire home;
- "Whole house fan" ventilation system throughout helps reduce requirement for air conditioning in summer keeping the electricity bill down;
- Energy efficient Stiebel Eltron heat pump hot water system;
- Two car lock-up garage with walk in storage cupboard & undercroft access for further storage.

OUTSIDE THE HOME:

- 746 sqm block;
- Two car tandem carport at side of home in addition to garage;
- Two very large lock up storage sheds accessible from carport;
- 3.8kW solar PV array using high quality "Kaneka" Japanese solar panels on roof, recently re-certified by electrician in

September 2023;

- Front courtyard off second floor dining / guest bedroom has tiled patio, self-maintaining pond home to fish & frogs with solar-powered fountain & very leafy surrounds adding to the privacy (and we even encountered a kookaburra perched happily on the fence during one of our visits to the property!);
- Expansive covered deck to back has two ceiling fans, tiled floors, timber panelled ceiling, privacy screen to one side & overlooks the pool making it the perfect spot to entertain while still keeping an eye on the kids splashing about;
- Yet more entertaining or relaxing space on the paved patio leading off the dining with its shade sail to keep off the sun;
- Back yard is fully fenced with plenty of lush established planting;
- Heated swimming pool powered by solar panels with new chlorinator cell (as of September 2023) & new variable speed filter pump (installed in November 2023);
- Brick patio surrounding pool for further relaxation space.

THE LOCATION:

- Located on elevated block in small cul de sac with no through traffic and surrounded by so many trees that the home feels very private;
- Park and children's playground literally only metres away;
- Within walk-able distance of both catchment schools. Kenmore State School is a mere 1.4km away and Kenmore High only 2.2km;
- An abundance of excellent private schools are also within a 10-20 minute drive including BBC, St Peters, Brigidine and Ambrose Treacy College;
- The Kenmore Park 'n' Ride bus stop servicing multiple buses to Indooroopilly Shopping Centre, UQ and CBD is a short 500m walk;
- Literally 2 minutes' drive to the very heart of Kenmore's shopping and commercial hub which includes Kenmore Village complete with Coles, Mitre 10, medical centre and chemist, gym, restaurants and the library.

Building & Pest Inspection Report available upon request.