

**17 Wiseman Street, Kenmore, Qld 4069**



**House For Sale**

Thursday, 4 July 2024

17 Wiseman Street, Kenmore, Qld 4069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



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## FOR SALE

And by that title I mean don't go diving for the toolbox, because the only thing this 4-bedroom family home asks you to do is unpack your bags and get stuck into enjoying all the lifestyle it has on offer, in a location that couldn't be better! Seriously, it is not often that I walk into a home and am greeted by not one, not two, but THREE spacious living areas that all seamlessly flow out into an equally large outdoor entertaining space, and that's just for starters. Original character features including hardwood floors, timber framed doors and statement brickwork plus a fresh coat of paint throughout make the home feel modern while still retaining the best of its mid-century charm - and all without you having to even pick up a paintbrush! Outside, lifestyle continues to be at the forefront. That covered patio I mentioned flows down to the fenced back lawn complete with an in-ground swimming pool and overlooked by a covered timber deck off the main bedroom, meaning you have somewhere out of the sun to relax while keeping an eye on the kids! And if all that isn't enough to convince you to move in right away, the savvy investor will certainly appreciate the potential of the more or less flat block for a new development if a brand-new home is your preference. Located on a quiet street just 5 minutes on foot from catchment primary Kenmore South State School and just a few minutes' drive from Kenmore's central commercial district, parklands, and Kenmore High, this home has so much to offer for both new and growing families alike. Don't delay viewing!

**INSIDE THE HOME:**

- Spacious family room to front of home with low-maintenance tiled floors, air conditioning and statement brick walls;
- Adjacent brick dining room is also tiled and features wood burning fireplace with brickwork hearth, large windows for loads of light and folding timber framed glass doors that open directly onto the back patio for seamless inside to outside flow;
- Original hardwood floors throughout the main level of the home;
- Spacious living room stepped up from dining in the main level of the home has ceiling fan as well as enough space for a smaller dining table or study nook;
- Large modern kitchen with Westinghouse oven, electric cooktop and rangehood, Euromaid dishwasher, plenty of high and low storage, void overlooking dining as well as patio access through side door;
- One bedroom to the front of the home, tiled with ceiling fan, statement brickwork walls and sliding glass screened door to front courtyard (this exterior access would also make it great for a home based business);
- 3 further bedrooms all with original hardwood floors, ceiling fans and built in robes. Main bedroom of these includes access through timber framed glass doors to covered back deck overlooking back yard and pool;
- Main bathroom has shower, toilet, vanity and large mirror;
- Laundry is tiled with additional shower plus separate toilet down the hall;
- Linen cupboard in hallway for storage.

**OUTSIDE THE HOME:**

- 607 sqm mostly flat block;
- 2 car carport to front of home;
- Walled courtyard to the front of the home offers privacy for Bed 4 and an easy opportunity to fully fence the whole property;
- Covered side patio off the dining makes for a very spacious spot for barbeques or other entertaining;
- Large shed to side means you will never run out of space to keep your tools and garden equipment;
- Grassed back yard is fully fenced with established garden beds, clothesline, and in-ground swimming pool.

**THE LOCATION:**

- Located on a very peaceful street that is still within just a few minutes of the best that Kenmore has to offer in shopping, schools, restaurants, and parklands;
- Just 400m walk from the back entrance of catchment primary Kenmore South State School and also within walkable range of catchment Kenmore High which is 1.8km 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 Kenmore Road bus stop servicing buses to Indooroopilly Shopping Centre, UQ and CBD is a short 400m walk;
- Only a few minutes' drive away is Kenmore Village including Coles, Mitre 10, BCC library, medical centre and many, many other services, shops, and restaurants, with Kenmore Plaza complete with Woolworths, Aldi, specialty shops and restaurants plus the very popular Kenmore Tavern a similar distance in the opposite direction.\*Building & Pest Inspection Reports available on request.