

**170 Kenmore Road, Fig Tree Pocket, QLD, 4069**



**House For Sale**

Wednesday, 25 September 2024

170 Kenmore Road, Fig Tree Pocket, QLD, 4069

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Easy Breezy 5 Bed Family Living with Breathtaking Views

Calling all busy families - welcome to all the space you could need without you having to lift a finger!

There genuinely is more than enough room in this home to accommodate any size of family and any kind of lifestyle. With a formal dining, lounge, and open plan kitchen / meals / living upstairs and a massive family room below plus rear decks to both levels, say goodbye to competing for a spot on the couch and HELLO to evening drinks on the upstairs deck with its elevated views all the way to Mount Coot-Tha while the kids stick to their games downstairs! And given that summer is very much on our doorstep already you will certainly find plenty of use for the glimmering swimming pool and further open-air entertaining space in the back yard!

Best of all - you can enjoy all the space and lifestyle on offer here from the moment you unpack your boxes. Built in the style of a classic federation home only 31 years ago and boasting very solid brick and hardwood construction, this home has been incredibly well loved and maintained to a very high standard ensuring no need for any DIY on your part. Meanwhile air conditioning upstairs, solar panels on the roof and a water tank to the side mean you will not be lacking in modern touches either.

Family homes of this size, in this condition and with such stunning views are not only very sought after but also do not often come to market. Get in quick as I guarantee you will not be the only one looking!

### INSIDE THE HOME:

- Sturdy brick construction & hardwood framing;
- Ducted air conditioning to upstairs level;
- Carpeted dining to front of home features decorative timber moulding to open door frames;
- Formal lounge on opposite side of entry is also carpeted with decorative moulding to door frames & additionally features wood burning fireplace for cosy winter nights;
- Spacious, open-plan kitchen / living / meals is tiled & includes a nook that could be perfect for a study desk as well as two built-in storage cupboards (one of which is glass-fronted for display), ceiling fan & seamless flow onto upstairs covered back deck through two sets of screened, sliding glass doors;
- Generous kitchen with stone countertops, ample storage in stunning timber cabinetry, breakfast bar, Kleenmaid dishwasher, Westinghouse dual oven & Fisher & Paykel electric cooktop;
- Carpeted upstairs master features ceiling fan, its own split system air conditioning, sliding glass door to back deck, walk in robe & ensuite with double vanity & shower;
- Four further bedrooms, one upstairs & three down, all carpeted with built in robes. Beds 3 & 4 downstairs additionally with ceiling fans & lower deck access through glass sliding doors while Bed 2 downstairs bedroom additionally has ceiling fan & side yard access through sliding glass door;
- Huge, tiled family / rumpus downstairs complete with ceiling fan, built-in mini bar for entertaining, built-in storage cupboard & sliding glass door to lower back deck;
- Family bathroom downstairs has separate bath & shower plus vanity with large mirror. Toilet is separate;
- Downstairs laundry has high / low built-in storage & access to side yard;
- Carpeted under stair storage room;
- Very large undercroft workshop / storage room accessible through under stair store as well as side yard;
- 2 car remote-controllable lock-up garage upstairs with internal access.

### OUTSIDE THE HOME:

- 707 sqm block;
- Flat, astroturfed front yard surrounded by plenty of established planting & protected from the road by a high fence which could be closed off with the addition of a gate over the driveway or an extension of the fence towards the home;
- Covered porch wrapping around front of the property not only elevates the federation style design of the home but also has many private nooks for relaxation;
- Entertain or chill out on either of the covered back decks wrapping around both the upstairs & downstairs of the home,

both of which have elevated views while upstairs deck has a particularly beautiful view out to Mount Coot-Tha;

- Lower back deck has access to swimming pool;
- Large swimming pool just perfect for the summer with paved patio to one side and open-air timber deck to the other ready for pool parties;
- Plenty of established planting in the back yard with room for yet more behind the pool deck;
- Folding clothesline in side yard;
- 16 panel solar system;
- Water tank.

#### THE LOCATION:

- Very conveniently located within an easy walk to multiple public transport options;
- Closest bus stop is only 290m away on Kenmore Road while 500m in the other direction you have the Fig Tree Pocket Road bus stop allowing for greater flexibility of services to Indooroopilly Shopping Centre, UQ and the CBD;
- Catchment primary school Fig Tree Pocket State School is only 1.6km away meaning school pick up or drop off is only a 3-minute drive (or otherwise an easy 25-minute walk if so desired!) while high performing catchment high school Kenmore High is 3.6km in the other direction;
- An abundance of excellent private schools are also within a 10-20 minute drive including BBC, St Peters, Brigidine & Ambrose Treacy College;
- Only 5 minutes by car to Kenmore Plaza complete with Woolworths, Aldi, specialty shops & restaurants plus the very popular Kenmore Tavern.

Building & Pest Inspection Reports available upon request.