

**30 Edson Street, Kenmore, Qld 4069**

**House For Sale**

Sunday, 23 June 2024

**R&W** Plus

30 Edson Street, Kenmore, Qld 4069

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 637 m2**

**Type: House**



**Brenton Learmonth**

0421159284

## Offers Over \$1.1 mil

Charming and full of character, this mid-century gem is sure to impress. Our sellers, the original owners since 1955, have lovingly maintained and cherished this beautiful family home for generations. Now, with a new chapter on the horizon, they are offering this beloved home for immediate sale. Get in quick because homes like this, with so much history and potential, go fast! Welcome to 30 Edson Street, Kenmore, a home that captures the essence of mid-century design. Situated on a spacious 637 square metre block, this property is perfect for young families and renovators looking to create their dream home. Step inside and be greeted by the charm of tall 2.7-metre ceilings and the timeless appeal of hardwood floors hidden beneath the carpet. The north-facing covered entertaining deck is the perfect spot for morning coffees or evening gatherings, allowing you to enjoy the Queensland climate year-round. The fully fenced block with side access is ideal for children and pets to play safely, offering peace of mind for parents. The single garage and additional carport provide ample parking and storage space. Inside, three generously sized bedrooms, all equipped with ceiling fans, ensure comfort for the whole family. The air-conditioned living area and main bedroom provide a cool retreat during the warmer months. Practical features like a rainwater tank and a 1.6-kW solar system enhance the home's sustainability. Location is key, and 30 Edson Street excels in this regard. Just 270m from The Courtyard Shopping Centre and 680m from Kenmore Village & Coles, you'll have all your shopping needs within easy reach. The property is also ideally located for families, with Kenmore State Primary School just 340m away and Kenmore State High School only 1.1 kilometres from your doorstep. Features: \* 637 sqm flat block \* Side access \* 3 bedrooms \* 1 bathroom \* Single garage plus carport \* North-facing covered entertaining deck \* Air conditioning in living area and main bedroom \* Ceiling fans throughout \* Hardwood floors under carpet \* Fully fenced yard \* Rainwater tank \* 1.6 kilowatt solar system Location: \* 360m Bus stop to CBD & UQ \* 270m The Courtyard shopping and dining hub \* 680m Kenmore Village Shopping Centre & Coles Education: \* 700m Montessori Children's House \* 390m Green Leaves Childcare \* 350m Our Lady of the Rosary School \* 340m Kenmore State Primary School \* 1.1km Kenmore State High School Don't miss out on the opportunity to make this charming mid-century home your own. With its rich family history, prime location, and endless potential, 30 Edson Street, Kenmore is ready for its next chapter with you. Inspect, fall in love, and buy with confidence!