

**5 Aberfeldy Street, Kenmore, Qld 4069**



**House For Sale**

Monday, 8 July 2024

5 Aberfeldy Street, Kenmore, Qld 4069

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 587 m2**

**Type: House**



Arthur Conias - Toowong

**From \$1,030,000**

\* Quiet elevated position with an outlook\* Stunning modern kitchen with open plan living \* Excellent school catchment\* Walk to Kenmore village and direct bus services \* Multiple living spaces \* Inspections by appointment only – Call 24hrsFeaturing a modern light-filled kitchen, open plan living that combines lofty ceilings and large windows, and an appealing position that comes with long distance views, this charming three-bedroom home is perfect for entertaining with friends and family or for enjoying Brisbane's tropical climate in your own private sanctuary. This discreet home offers multiple living spaces over two levels and is protected from the road by a rendered wall that offers a high degree of privacy. Across the Northeast aspect of the home a deck spans the full width of the house and delivers great views over the suburb. Offering easy access to shops, schools, and public transport, and with leafy surrounds from a ridge top position, this beautifully presented home offers an unrivalled lifestyle in sought-after Kenmore.Both Kenmore State School and Kenmore State High School are within walking distance of the home. Other desirable schools including the Queensland Academy for Science, Mathematics and Technology, BBC, St Peters Lutheran College, Brisbane Girls Grammar, and Stuartholme are easily accessed via an easy walk to direct bus services to the city. Enjoy all the benefits of this convenient location close to schools, shops, and public transport in a leafy, family-friendly neighbourhood. - three large bedrooms with built-ins- bathroom with separated bath and shower and separate toilet- light-filled contemporary kitchen with island bench, breakfast bar and excellent storage- open plan dining off kitchen- lounge room with doors leading to both front and rear decks - expansive deck with leafy outlook and views to northeast- dedicated laundry downstairs - polished timber floors- air-conditioning- security screens on doors- raised vegetable beds- landscaped gardens at front- versatile multi-purpose room downstairs ideal for home office, storage, or home gym- single lock up garage with extra storage - Kenmore State School and Kenmore State High catchment- easy walk to buses to city, University of Qld, and Indooroopilly shopping centre- close to Mt Coot-tha Forest and multiple parks- only 8km from the CBDThis immaculately presented property will appeal to buyers seeking a family home they can move into and enjoy straight away. Book your inspection today!\* Important \* Whilst every care is taken in the preparation of the information contained in this marketing, Arthur Conias Real Estate will not be held liable for any errors in typing or information. All information is considered correct at the time of publishing.