

61a Sunset Rd, Kenmore, QLD, 4069



House For Sale

Friday, 30 August 2024

61a Sunset Rd, Kenmore, QLD, 4069

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Modern Family Living at its Finest with Views to Match!

Perfectly positioned on an elevated block, this recently built prestige home offers breathtaking panoramic views stretching from the Brisbane River to the Scenic Rim, with sunsets that will leave you in awe. These views alone would make this home a must-have, but the house itself is equally exceptional, designed for those who value comfort, convenience, and unmatched style. At just 7 years young, this residence epitomizes a low-maintenance lifestyle where there's nothing left to do but move in and relish the stunning surroundings.

As you step inside, elegant, tiled floors guide you into a sprawling open-plan living, dining, and kitchen area that's bathed in natural light and kept cool with ducted air conditioning throughout the home. The modern kitchen, complete with stone countertops and a walk-in butler's pantry, is perfect for hosting family feasts or casual dinners while watching the kids in the flat, fully fenced back yard.

The rest of the home is all about flexibility and personal space for every member of the family. With two additional living areas, you can easily create separate zones for relaxation, work, or play. The generously sized master suite serves as a private retreat with its massive walk-in robe, luxurious ensuite, and a balcony that also offers those sweeping river and mountain vistas. This modern home is truly one of a kind in the Kenmore market, so don't miss your chance to experience its unique blend of style, comfort, and unparalleled views. Hurry to view-this exceptional property won't last long!

INSIDE THE HOME:

- Ducted air conditioning throughout entire home;
- Roller blinds to all windows;
- Stylish & low maintenance tiled floors downstairs;
- Open plan living / dining / kitchen at the heart of the home is very spacious & bright with large windows, ceiling fan & sliding glass door to back patio;
- Modern kitchen with stone countertops, generously sized island with breakfast bar, ample high & low storage, Bosch dishwasher, Technika oven & gas cooktop plus walk-in butler's pantry;
- Carpeted sitting room to the front of the home is dual aspect with ceiling fan;
- Separate toilet / powder room downstairs ideal for guests;
- Spacious master to the front of the home upstairs is carpeted with ceiling fan, massive walk-in robe and ensuite bathroom with large shower & double vanity, and enjoys stunning views off the private balcony to the front through double sliding glass doors;
- 3 further bedrooms upstairs, all carpeted with built-in robes & ceiling fans;
- Upstairs rumpus is carpeted with ceiling fan & built-in cupboard & also enjoys expansive views through large windows;
- Family bathroom is modern with separate bath & shower plus large vanity mirror. Toilet is separate;
- Good-sized laundry downstairs with side yard access through sliding glass door;
- Two car lock-up garage with both internal access to hallway & external access to side yard.

OUTSIDE THE HOME:

- Mostly brick & tile construction finished in stylish modern render;
- Tiled, covered back patio is the perfect entertaining spot & includes a ceiling fan for the summer;
- Back yard is flat, grassed & fully fenced for kids & pets with no need for garden maintenance other than the occasional pass of the mower;
- Garden shed to side of home;
- Folding clothesline to other side of home just outside laundry door;
- Elevated block has breathtaking views of the Brisbane River as well as Kenmore & it's surrounds all the way out to the mountains at Cunninghams Gap;
- Solar system with 6.6kW panels with a 5kW inverter.

THE LOCATION:

- Despite the very leafy & tranquil location it is still within 20-25 minutes drive of the CBD & mere minutes to the

Western Freeway;

- Within catchment for high performing Kenmore South State School & Kenmore High;
- An abundance of excellent private schools are also within a 10-20 minute drive including BBC, St Peters, Brigidine & Ambrose Treacy College;
- Only 110m to the nearest bus stop servicing buses to Indooroopilly Shopping Centre and CBD;
- Literally 4 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 or Kenmore Plaza with Woolworths, Aldi and Kenmore Tavern.

Building & Pest Inspection Reports available upon request.