

7 Appin Street, Kenmore, QLD, 4069



House For Sale

Saturday, 10 August 2024

7 Appin Street, Kenmore, QLD, 4069

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Immaculate Single-Level Living In One Of The Best Streets In Kenmore

The photos undoubtedly speak volumes about a beautiful home that offers a lifestyle second to none, but let me add-this may also be one of the most impeccably maintained homes you will see!

Master-built brick & tile construction with a hardwood timber frame (courtesy of renowned builders Griffin & Knowlman) meets a very comprehensive quality renovation creating a home that is built to last with exceptional attention to detail and modern luxuries, from the massive open plan living and sleek chef's kitchen at the heart of the home to the ducted air conditioning throughout and the energy-efficient solar system- I could list a tremendous amount more ... actually, I did below but be ready for some serious reading because this is truly a home that ticks all the boxes!

The fact is though that a home like this is so much more than the sum of its parts. Whether your family is younger or it's time to downsize from an even more substantial property, the single-level layout and generously sized 868sqm, mostly flat block provide a setting where many buyers will find their dream lifestyle. With picture-perfect mature gardens in the front and back, and a prime location at the end of a quiet cul de sac on one of the few streets in Kenmore with underground power (no overhead powerlines!), this home is as delightful outside as it is inside. And all this is only a few minutes from all the essentials in shops, schools, restaurants, amenities and the best of everything Kenmore has to offer.

Make no mistake, homes in this location are very tightly held and do not often come to market, particularly in such impeccable condition as this. Be very speedy to view.

INSIDE THE HOME:

- Statement tiled flooring greets you in the entryway;
- Sprawling open plan living and entertaining at the heart of the home with living, dining, family and kitchen zones all flowing seamlessly into one another;
- While open-plan, the family area to the front is distinguished from the living by carpeted floor and exposed brick feature walls and also includes double blinds (both blackout blinds and translucent daytime blinds) as well as specialist gimbal lighting for displaying artwork;
- Living / dining / kitchen all feature hybrid timber flooring, plus storage cupboard to dining, built-in red-cedar topped entertainment unit in living and back patio access through sliding glass screened doors;
- The modern chef's kitchen will be all the motivation you need to hone your culinary skills with Smeg oven and induction cooktop and Bosch dishwasher as well as plenty of stone countertop, a large pantry and extensive storage space all in soft-close drawers and cupboards;
- Yet more living space in the carpeted rumpus room which could also be converted to an additional 5th bedroom, teenage escape or home office if desired. Also features direct back patio access through sliding glass doors;
- Master bedroom is carpeted with full-length built in robes and roller blinds;
- The adjacent renovated bathroom is part of the master suite and features a stone countertop and good storage;
- One bedroom has also been converted to a dressing room for the master suite with huge, tailored wardrobes, drawers, shelves, hanging space and a discreet desk area;
- Two further bedrooms in a separate zone at the back of the home are also fully carpeted with built-in robes, roller blinds and gorgeous views across the gardens;
- The spacious and modern main bathroom has a separate bath and shower plus vanity with a large stone countertop and mirror. For added family practicality toilet is separate;
- Galley laundry features built-in laundry hamper, loads of storage space with soft-close cupboards & screen door access to the back patio, including a dog door;
- 2 car lock-up garage with automatic steel doors and new epoxy terrazzo floor also has unique 1m deep underfloor storage space (used by the original owner as a wine cellar, just to give you some inspiration!);
- Electronic security system installed;
- Fully ducted & zone-controllable air conditioning throughout entire home;
- North-easterly aspect means the home is very well-ventilated & requires little cooling in the summer.

OUTSIDE THE HOME:

- Substantial 868 sqm block;
- Exquisite established landscaping both to the front and back of the home with newly mulched garden beds featuring many native ferns and rare flowering trees, new retaining walls, new sandstone steps, brick paving & irrigation system;
- Back garden is fully fenced, flat and grassed for kids and pets and includes garden shed and clothesline;
- Covered front patio to shade family and entertainment areas;
- Fantastic covered back patio for entertaining has fully insulated ceiling, a ceiling fan and a full-length roller blind - making it perfect for alfresco dining no matter the weather;
- Sixteen panel solar system on the roof of the home plus two panel Solarhart hot water system.

THE LOCATION:

- Located at the end of a highly desired and quiet cul de sac, this is one of the few streets in Kenmore with underground power - meaning no overhead powerlines. This is not only an attractive and tranquil location but also the perfect spot for kids to play;
- Although peaceful it is very conveniently located close to the heart of Kenmore;
- Just 750m walk from back entrance of catchment primary Kenmore South State School and also within walkable range of catchment Kenmore High which is 1.8km away;
- Only a few minutes' drive to Kenmore's central business, transport and shopping district - including Coles, Mitre 10, medical centres, gyms, restaurants & the council library;
- An abundance of excellent private schools are within a 10-20 minute drive including BBC, St Peters, Brigidine, St Aidan's and Ambrose Treacy College. Many school buses depart from Kenmore Village;
- Local bus stop is only 350m away on Kenmore Road & offers a range of bus routes to Indooroopilly Shopping Centre, the CBD and UQ.

Building & Pest Inspection Report available on request.