

**8 Nara Street, Kenmore, Qld 4069**

Place. **P**

**House For Sale**

Monday, 1 July 2024

8 Nara Street, Kenmore, Qld 4069

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 720 m2**

**Type: House**



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## Auction

**Auction Location:** On-Site Surrounded by family properties in sought-after Kenmore, this wonderful residence is set on a large, elevated 720m<sup>2</sup> block featuring low maintenance grounds and peaceful surrounding vistas. Architecturally designed and immaculately cared for, this well-loved home enjoys a scaled back elegance, is generous in size and would be ideal for a family hoping to put down roots and embrace a community-rich suburb. Easily accessible to first-class amenities, excellent schools, parks and bike tracks, sporting clubs, public transport and all the trimmings desired for modern family living. Warm and welcoming the property includes:

- Two levels of generous living featuring various indoor and outdoor areas, ideal for entertaining friends & family or relaxing independently.
- Cleverly designed family sleeping wing offering 3 bedrooms, all with glass sliding doors to the garden.
- Grand, light-filled, double-height, living room with working fireplace and garden views.
- Multiple dining spaces, including formal dining room, family dining, covered outdoor deck and alfresco lower-level courtyard.
- Well equipped kitchen overlooking large entertaining deck and easily servicing inside and outdoor living/dining spaces.
- Kitchen features cream timber cabinetry, SMEG inverter dishwasher, electric cooktop, and large butler's pantry.
- Generous master suite with walk-in-robe and his & hers ensuite.
- All bedrooms feature fans, woollen carpet, insulated floors, insulation in ceilings, curtains, glass sliding doors to the garden as well as built-in robes.
- Large downstairs rumpus room opening onto family pool and outdoor entertaining.
- Home office with built in cabinetry, perfect for consultants or professionals with flexible working arrangements.
- Three large bathrooms, 2 with detached toilets. Family bathroom includes a spa bath and is close to children's bedrooms.
- Central family laundry offering excellent linen storage & closely situated to side courtyard with washing line.
- Family pool surrounded by private, landscaped gardens.
- Two car, electronic garage with built-in storage, handyman work room & gardener side-door access.
- Secure, gated child friendly property.
- Established, manicured gardens, offering privacy.
- Automotive watering system.
- 3.25KW solar panels.
- Solar hot water system.
- 2 enviro-fan roof system – allowing for thermostatically controlled temperature.
- Abundant natural light, northerly breezes with glass sliding doors throughout home.
- Superb, elevated outlook with mountainous and Mt Coot-tha vistas.
- Graham Ellwood, architecturally designed home, built in 1980.
- Solid, masonry brick home.
- Spacious 397m<sup>2</sup> floor plan spread over 2 levels.
- Immaculately maintained, well-loved family home.
- Prime 720m<sup>2</sup> allotment in one of Brisbane's best suburbs.
- Well positioned property in private cul-de-sac.

Rates are \$521.55 per qtr. Well located to a wide variety of exceptional schools including, Ambrose Treacy College, Kenmore State High School, Our Lady of the Rosary Catholic Primary, and part of the Kenmore South State Primary School catchment. Surrounded by million-dollar family homes and first-class amenities including, Kenmore Village Shopping Centre, Brookfield Gardens, Marshall Lane Cafes, Kenmore Plaza and a short distance to Indooroopilly Shopping Centre. Easily access major roads, close to City, Kenmore buses (#431, 433), and the Brisbane River. Close to walking and bike tracks, Cubberla Creek, family parks, sporting clubs and 13kms to the CBD. Offered to the market for the first time in 31 years this wonderful, family home is sure to impress. Be quick to act, this property will be sold at Auction on 27th of July unless sold prior. Contact Matt O'Neill, 0423 693 550 to arrange an inspection today.

**Disclaimer:** This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.