

**80 Marshall Lane, Kenmore, Qld 4069**



**House For Sale**

Thursday, 11 July 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



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## FOR SALE

If a project is what you have been on the hunt for then I have just the home for you - and one literally oozing original mid-century features from hardwood timber floors to large louvres, vintage light fittings to timber veneer cabinetry! Undoubtedly it is overdue for some TLC but it doesn't even take a seasoned renovator to see how much potential this property has on offer. Solid brick construction and the perfect mix of open-plan and split-level living means you have the ideal base to update and upgrade the home without worrying about reconfiguring. And if extra room is an absolute must then you will be very pleased to know that there is not only space downstairs ready to be turned into another living or possible fourth bedroom but ALSO plenty of room to the back for an extension if you so desire! Otherwise leave the huge backyard to the kids and the dog or look to putting in a pool for when summer rolls back around. Located high on Marshall Lane, the property enjoys cool breezes and city glimpses while being within a short walk or even shorter drive of shops, schools, amenities, restaurants and acres of parkland. Add that to all the flexibility you have to make this home your own and I assure you it will not be on the market long!

**INSIDE THE HOME:**

- Original hardwood floors throughout the entire main level of the home;
- Spacious open-plan living / dining to front of the home features large windows and original louvres, making the space very light and bright with balcony access to the front and veranda access to the back through timber framed glass doors;
- Kitchen flows right off the dining and also includes views to the back of the home, with plenty of space to put in a new kitchen to suit whatever your culinary needs may be;
- Three large bedrooms all with original built-in robes and hardwood floors;
- Good-sized bathroom with both bath and shower plus separate toilet;
- Linen cupboard in hallway;
- Large multipurpose space downstairs that could be built in for yet more living space or another bedroom;
- Very large laundry downstairs, including laundry chute from upstairs hallway;
- Practically endless storage downstairs in undercroft and under stair storage;
- 2 car lock up garage with plenty of workshop space.

**OUTSIDE THE HOME:**

- 607 sqm block;
- Flat grassed front yard;
- Balcony off living room to the front of the home could be a great morning coffee spot;
- Back veranda wraps around two sides of the open-plan living / dining and enjoys leafy aspect and expansive views;
- Grassed back yard gives you room to extend the home if you so wish while still leaving space for the kids and the dog, or possibly even the addition of a swimming pool.

**THE LOCATION:**

- Super conveniently positioned on Marshall Lane just minutes (on foot or by car!) from everything you need in shops, schools, restaurants, amenities, parklands and more;
- Just 550m walk from the back entrance of catchment primary Kenmore South State School and also within walkable range of catchment Kenmore High which is 2.4km away;
- An abundance of excellent private schools are also within a 10-20 minute drive including BBC, St Peters, Brigidine and Ambrose Treacy College;
- The Marshall Lane bus stop servicing buses to Indooroopilly Shopping Centre and CBD is quite literally only 15m away over the road;
- And at the end of Marshall Lane only a 2-minute drive away is Kenmore Plaza complete with Woolworths, Aldi, specialty shops and restaurants plus the very popular Kenmore Tavern while in the opposite direction is Kenmore Village including Coles, Mitre 10, BCC library, medical centre and many, many other services and shops.