

**9 Delphin Street, Kenmore, QLD, 4069**



**House For Sale**

Wednesday, 25 September 2024

9 Delphin Street, Kenmore, QLD, 4069

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## **Sprawling Single-Level Family Home Chock Full of Character**

One step past the darling white picket fence and a stroll under the front arbour will already give you a sense of the idyllic lifestyle that awaits you in this home - and it only gets better past the front door!

Built in 1971 by master builders Griffin & Knowlman out of sturdy brick and tile, the home has not only stood the test of time but also offers charm and character in veritable spades, from timber framed windows to original sliding doors framed in gorgeous silky oak. Meanwhile the original design has been enhanced over the years, with the addition of a seriously massive family room which flows seamlessly on from the kitchen and the open plan living / dining offering so much flexibility for a family of any size. And on the topic of upgrades: you will not be missing a single creature comfort with ducted air conditioning, new hard-wearing timber look floors and solar power plus a battery to keep the lights on while off grid, to name a few!

The bonuses don't even end there - because tucked away behind the carport and workshop you have a fully self-contained 1-bedroom unit complete with its own living, kitchen, bathroom (both powder room AND ensuite), laundry and sunroom! Keep the grandparents close without living in each other's pockets or otherwise sublet the space to help pay off the mortgage - the choice is yours!

Finally, it would be remiss of me not to mention the outdoor lifestyle on offer here. Fully fenced with grassed lawns to front and back, enchanting cottage gardens throughout both yards plus a private grassed courtyard to the unit and plenty of covered entertaining space under the front patio, this property is the epitome of a lush, private Kenmore haven and enjoys views out over Pullenvale to the rear.

Single-level family homes of this size and finish are extremely rare and undoubtedly this will be in high demand in the current market - so get in quick!

### **INSIDE THE HOME:**

- Ducted air conditioning;
- Statement tiles & dog door in entryway;
- Spacious open-plan living / dining with large timber-framed windows & hard-wearing timber look floors;
- Kitchen / meals at heart of home has timber look floors, chandelier, cupboard, stone countertops, breakfast bar, tea / coffee nook, Miele dishwasher, Eurokera electric cooktop, Westinghouse dual oven & high / low storage;
- Sprawling family room through original silky oak sliding doors has timber look floors, fixed-in bookcases, 2 skylights & large bank of windows offering lovely leafy views to Pullenvale;
- Master suite features timber look floors, built-in shoe cupboard, French doors to front patio, walk in robe & ensuite bathroom with combination shower / bath, timber vanity & built-in linen cupboard;
- 3 further beds all with timber look floors. Beds 3 & 4 have ceiling fans & built-in robes while Bed 2 (currently home office) has built-in storage cupboard;
- Family bathroom has large shower & stone countertop to vanity;
- Generous laundry with loads of storage & counter space plus inside clothesline;
- Air-conditioned workshop off carport;
- 2 x 6.6kW solar systems plus 9.9kW battery for power storage;
- Eufy smartphone-connectible security system with cameras to outside;
- Gas hot water system.

### **SELF-CONTAINED UNIT:**

- Separate front gate access;
- Private courtyard with folding clothesline, flat grassed lawn & remote-retractable awning;
- Unit built 7 years ago with focus on accommodating mobility impairments for older family members;
- Open plan living / dining / kitchen has Crimsafe screened windows & door, split-system air conditioning & carpet to living / dining;

- Kitchen has stone countertops, electric cooktop, oven, Miele dishwasher & high / low storage;
- Separate toilet / powder room;
- Linen cupboard;
- Carpeted bedroom with ducted air-conditioning, ceiling fan, built-in robes, Crimsafe sliding door to sunroom & ensuite bathroom with double vanity, walk-in shower & handrails;
- Unit laundry with Crimsafe door to sunroom;
- Rear sunroom could be anything from home office to gym to peaceful retreat & has ducted air-conditioning, timber look floors, ceiling fan, glass door to backyard & full height windows with leafy views;
- Electric hot water system.

#### OUTSIDE THE HOME:

- 916 sqm flat block;
- Fully fenced for kids, pets & privacy;
- Adorable white picket front fence of your cottage dreams with whimsical timber arbour to match;
- 2 car lock up carport;
- Front yard has flat grassed lawn & adorable cottage gardens for green-thumbed to add their own touch;
- Relax or entertain on covered front patio while keeping cool under the 2 ceiling fans;
- More grassed lawn & established planting in planter boxes / garden beds to back plus open-air patio for soaking in evening breezes;
- 2 garden sheds.

#### THE LOCATION:

- Family friendly cul de sac with little through traffic;
- Under 5 minutes' walk to Park 'n' Ride (only 250m) with regular buses servicing Indooroopilly, UQ & CBD;
- Only 900m to Dumbarton Oval & adjacent Sir Scene Mickaleon Park;
- Just steps beyond Dumbarton Oval (1.1km from the home) is the back entrance of high-performing catchment Kenmore High, with catchment primary Kenmore State School 1.5km away & easily accessible via bus from Park 'n' Ride;
- An abundance of excellent private schools within 10-20 minutes' drive including BBC, St Peters, Brigidine & Ambrose Treacy College;
- Less than 5 minutes' drive to heart of Kenmore's shopping & commercial hub including Kenmore Village with Coles, Mitre 10, medical centre, chemist, gym, restaurants & library.

Building & Pest Inspection reports available upon request.