

9/19 Merlin Terrace, Kenmore, QLD, 4069



Townhouse For Sale

Thursday, 1 August 2024

9/19 Merlin Terrace, Kenmore, QLD, 4069

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Big Living In A Perfectly-Sized Package

If you have been looking for a great property that inspires you to make a plunge into the real estate market or contemplating making the jump to downsizing, here it is!

Seriously, this 3 bed / 2.5 bath townhouse is so delightful I almost wish I could move in myself. Maybe it's the allure of having a fantastic pool and tennis court without having to handle all the upkeep, or the modern kitchen and bathrooms making the home move-in ready right off the bat - or maybe even the ultra-convenient location that is literally a hop, skip and jump to the shops, schools and public transport! And that's not even mentioning the creature comforts of ducted air conditioning upstairs, split-system downstairs, and ceiling fans throughout, just to name a few.

And in the event that you love your new neighbours in the complex (which our vendors assure us you will!) then where better to have them over for drinks and a barbeque than on the spacious covered back patio, surrounded by a tidy garden, fruit trees, and picket fence to boot! Plus, you will be enjoying a lovely view over the gardens from the property's slightly elevated position, with manicured lawns to one side and the tennis court and pool to the other.

Located within just a few minutes' walk of Kenmore's best in shops, schools, amenities and just about anything else you could ever need, and chock full of lifestyle with a capital L, this property won't be on the market long - so hurry in before you miss it!

INSIDE THE HOME:

- The very low maintenance and hard-wearing cork flooring throughout downstairs as well as the upstairs hallway will keep the home cool in the summer and is warmer than tile in the winter;
- High vaulted ceiling greets you in the light and bright entryway;
- Clever split-level layout with bedrooms upstairs and living areas downstairs;
- Spacious open plan living / dining downstairs has ceiling fan, split system aircon, and back patio access through two sets of sliding glass screened doors as well as sliding glass door to small front courtyard;
- Modern kitchen includes stone countertops, Westinghouse oven as well as combination oven / air fryer, Bosch dishwasher, AEG induction cooktop with pairable elements for larger pots, plenty of storage and counter space plus additional counter in the dining perfect for use as a tea / coffee station;
- Ducted air conditioning throughout upstairs level of the home;
- Upstairs master is carpeted with ceiling fan, built in robe and modern ensuite bathroom with large shower and vanity plus stylish plantation shutters to the window. Additionally, the bedroom has a lovely view out over the gardens from its private balcony;
- Two further bedrooms upstairs, both carpeted with built in robes and ceiling fans;
- Linen cupboard in upstairs hallway for further storage;
- Fresh and modern family bathroom upstairs with good sized shower and vanity;
- Picture rails throughout home for easy picture hanging;
- Laundry off kitchen with built in storage;
- Third modern toilet / powder room accessible through laundry is great for use when entertaining guests;
- Crimsafe screens to laundry, kitchen, and downstairs powder room windows;
- Single car lock up garage to the front of the home with internal access plus additional open air parking space alongside.

OUTSIDE THE HOME:

- Large, covered back patio complete with insulated ceiling, ceiling fan and stylish brick herringbone pavers underfoot is the perfect space for a morning coffee or an evening barbeque;
- Charming back garden complete with the picket fence and fruit trees (lemon, mandarin and chilli plants) which will be staying plus full irrigation system running underneath patio and path;
- Fence enclosing the back and side yards means the home is pet friendly;
- Courtyard just off laundry with folding clothesline;
- Location on a small rise within the complex offers nice views of the tennis court and lawn to one side;

- Access to complex's shared swimming pool, tennis court, alfresco dining facilities, lawn and footpaths;
- Plenty of visitor parking.

THE LOCATION:

- Convenience with a capital C! Within walking distance of the best of everything Kenmore has to offer in Kenmore's central business, transport and shopping district - including Kenmore Coles, Mitre 10, medical centres, gyms, restaurants and the council library;
- Not 1 but 3 very popular schools - Kenmore State School, Kenmore High School and Our Lady Of The Rosary primary - all within a super short walk;
- 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 private school buses depart from Kenmore Village;
- Bus stops on Moggill Road and further stops within a very quick walk offer a range of bus routes to Indooroopilly Shopping Centre, CBD and UQ.

*Building & Pest Inspection Reports available upon request.