



## FOR SALE

### WARM AND INVITING FAMILY HOME IN TOP LOCATION

Please see below for Open Home Regulations.

Older homes in Kenmore are keenly sought and this beauty is certain to attract attention with its location in the heart of the Kenmore South State School catchment area - and only a short walk to the school itself. First time offered to the market, it has been updated relatively recently, meaning you can move in without doing a thing whilst retaining the option to enhance and add value further down the track. A feeling of light and space and an elevated position with sweeping views of the surrounding area make this a very desirable property to call home.

Built in the early 1970s, this home offers two levels of living – the upper level features beautiful hardwood timber floors and a classic floor plan of an L-shaped lounge/dining area with three bedrooms and a family bathroom. The bright and airy living room opens to a front balcony on one side and a large entertaining terrace at the back overlooking the pool and garden. The traditional timber kitchen, with ample storage and bench space, stainless steel appliances and a ceramic cooktop enjoys a calming green vista and offers parents peace of mind by providing a sight line over the pool and the garden area beyond.

The lower level consists of a spacious rumpus room with a wet bar and sliding patio door leading to a poolside recreation area. A good-sized laundry, with separate toilet and shower recess, provides convenient facilities within reach of the pool and garden. Adjoining this is a multi-purpose utility room, just under regulation height and with direct external access, for you to use as you choose. Also on this level is a double remote-controlled garage with workshop area. A level grassed area separates the house from the fenced pool with a further section of garden, beyond the pool, crying out to be a play area for children or perhaps an extensive vegetable garden for those with green thumbs.

Note: Virtual furniture has been used in some images followed by the actual image.

#### Key Points:

- \* Beautiful hardwood timber floor to living room and bedrooms
- \* Timber kitchen with quality appliances, leafy green vista, and full view of pool
- \* Air-conditioned living with balcony to the front and terrace to the rear
- \* Three bedrooms with built-ins; main bedroom with air conditioning

3 BED | 2 BATH | 2 CAR

PRICE:  
\$749,000

OPEN FOR INSPECTION:  
N/A



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INTERNAL LIVING AREA : 196m<sup>2</sup>

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

**11 GLADESVILLE ST**

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*This floor plan is illustrational and the measurements given are approximate.*

*It is recommended that further investigations are carried out for building purposes. Created by [risephotography.com.au](http://risephotography.com.au)*

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