



# FOR SALE

## TRANQUIL RESORT SANCTUARY

This unmatched resort home exemplifies serenity, comfort and rejuvenation for busy modern living in the sought after suburb of Kenmore. The luxury infinity pool is heated for all year access. The modern pool house entertainment area with BBQ and kitchenette is perfect for entertaining the family and guest and enjoying sunset view of Mount Coo-Tha. The established tropical garden oozes tranquillity, peace and harmony in a leafy neighbourhood. It is in a prime position, that is only 12km away from the CBD and walking distance to excellent schools, parks, and public transport and shopping centres. The main house itself is solid brick built with multiple living space and outdoor patio. The house is fitted with double glazed sliding doors and windows. Durable hardwood flooring and eco-friendly LED lighting are fitted throughout the house.

Upstairs are 3 bedrooms with a large, modern family bathroom. The spacious, open plan kitchen area featured by stone bench and Smeg appliances is the heart of the home that extends to the covered patio. The lounge has sliding doors that open out onto the balcony overlooking the beautiful garden. You can enjoy the stunning sunset view through enormous windows with ample natural light.

Downstairs is an enormous bedroom that can be easily turned into a granny flat, dual living, or a gym.

This lifestyle property has so much to offer the discerning buyer and is a true entertainers delight.

Features include:

- \* In-ground, heated infinity pool
- \* Pool house entertainment area with BBQ, kitchenette and toilet
- \* Main lounge with sliding doors onto the balcony overlooking the garden
- \* Spacious open plan kitchen with stone bench tops and Smeg appliances
- \* 4 bedrooms that come each with garden view
- \* Master bedroom with ensuite
- \* Downstairs bedsitter with granny flat potential
- \* Spacious laundry with cupboards
- \* 3 split-system Daikin air conditioners
- \* Eco friendly LED downlighting throughout the whole house
- \* Tropical garden with automated watering system
- \* Double lock-up garage with freshly painted floor

4 BED | 2 BATH | 2 CAR

### PRICE:

For sale by auction

### OPEN FOR INSPECTION:

May 3 at 11:00am - 11:45am



**Nigel Page**

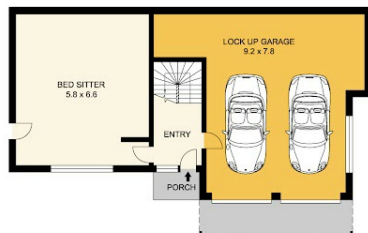
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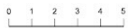
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FIRST FLOOR



GROUND FLOOR



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



SITE PLAN

Ground Floor	-	38m <sup>2</sup>
First Floor	-	205m <sup>2</sup>
Lock Up Garage	-	65m <sup>2</sup>
Balcony	-	9m <sup>2</sup>
Porch	-	2m <sup>2</sup>
Covered Patio	-	26m <sup>2</sup>
Total	-	345m <sup>2</sup>



## 31 Fairweather Street, Kenmore

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.