

## Acacia Ridge, 4 Kilkenny Street

Under Contract

This beautifully modernised brick beauty combines timeless charm with contemporary flair to create a luminous family retreat in one of Acacia Ridge's most convenient pockets. Approximately 18 km from Brisbane's CBD, this three-bedroom plus study home offers the ideal balance of space, style, and functionality. Gleaming hardwood floors flow throughout a spacious layout, complemented by a designer kitchen with stone benchtop, open plan living, and a sprawling backyard complete with an expansive entertaining patio. Air conditioning, modern finishes, and secure fencing all add to the comfort, making it a ready-made haven for families, professionals, or investors.

### Quick Highlights:

- Modernised brick home with three bedrooms plus study and radiant polished hardwood floors throughout
- Chic kitchen with sleek stone benchtops, oversized gas stove and oven, and dishwasher



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**For Sale**  
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[ljhooker.com.au/B33DF4R](http://ljhooker.com.au/B33DF4R)

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**07 3344 0288**

- Air-conditioned open plan lounge and dining area, plus air conditioning in two bedrooms
- Expansive covered patio with built-in barbecue that can also double as extra car accommodation
- Fully fenced, grassy backyard with space for kids, pets, granny flat or pool (STCA)
- Great location close to school, childcare, shops, parks, and buses - approx. 18 km to Brisbane CBD

Enjoy the peaceful rhythm of suburban living with all the essentials just around the corner. A short stroll takes you to playgrounds, primary school, shops, and buses, while major retail hubs and education facilities are only a quick drive away. With everything so close, it's easy to stay connected without compromising on serenity.

#### Nearby Amenities:

- 140 m to bus stop
- 300 m to Watson Road Playground and Park
- 350 m to SunRise Kids Early Education and Care
- 600 m to Watson Road State School
- 950 m to Elizabeth Street Shopping Centre
- 2.6 km to Pallara Shopping Village
- 3.5 km to TAFE Queensland Acacia Ridge Campus
- 5.9 km to Glenala State High School
- 18 km to Brisbane CBD

Set on a neat and sweet suburban street beyond a high, privacy-maximising fence line, this pristine residence offers a tranquil retreat with a modern edge. A secure gated driveway reveals a single covered carport and beautifully kept front lawn, while a short set of stairs leads up to the entry door nestled beneath the carport roofline. This brick classic has been thoughtfully modernised to deliver a stylish yet comfortable family lifestyle in a serene and well-connected neighbourhood.

Polished hardwood floors immediately set a warm and sophisticated tone, continuing throughout the home. The open plan lounge and dining area unfolds with inviting ease, illuminated by sparkling downlights and cooled by a split-system air conditioner. It's a versatile space, perfect for hosting guests or unwinding with family.

Catering is a delight in the adjoining chef's kitchen, where a breakfast bar, gleaming stone benchtops, and premium appliances set the stage for effortless cooking. With an oversized gas stove and oven, dishwasher, and ample prep space, this contemporary kitchen is designed to keep up with modern living while adding style to your daily routine.

From the carport, gated access leads to a huge, covered entertaining patio - the ultimate spot for weekend barbecues or relaxed evening meals. A built-in brick barbecue adds character and convenience, while the generous size allows the area to double as additional car accommodation for extra vehicles, a boat, or trailer. Overlooking a sprawling backyard, it's the kind of space that adapts to your needs - with endless room for kids and pets to play, or the potential to add a granny flat, pool or garden oasis (STCA).

Alongside three generously sized bedrooms is a dedicated study, ideal for working from home, studying, or even transforming into a cosy nursery or reading room. Two of the



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bedrooms feature built-in sliding robes and air conditioning, while all are serviced by a sleek, modern bathroom complete with floor-to-ceiling tiles, a shower-over-bath configuration, and a separate water closet for extra convenience.

Bonus Features:

- Internal laundry
- Garden shed
- Two storage cupboards

Polished, spacious, and superbly located, this modernised classic is ready to welcome its next chapter. Whether you're upsizing, investing, or buying your first home, this stylish property offers comfort, convenience, and lifestyle in one radiant package.

Contact Benjamin Leong or Jonas Leong today to learn more or register your interest in this standout Acacia Ridge residence.

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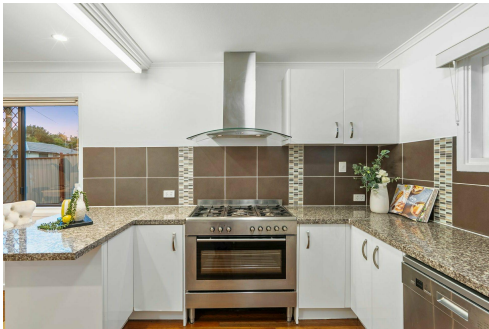
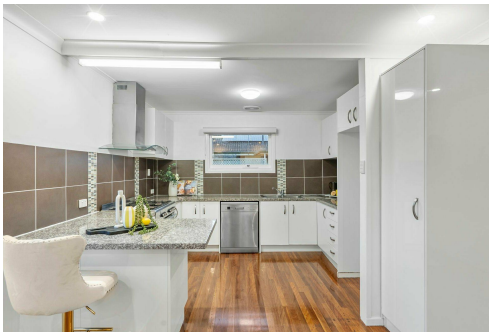
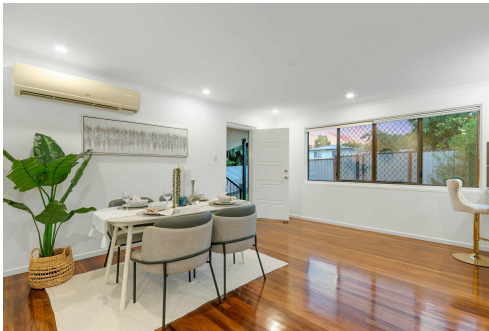
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ABN 15 622 283 596 / 21 107 068 020

More About this Property

Property ID	B33DF4R
Property Type	House
Land Area	622 m2
Including	Study Air Conditioning Toilets (1) Dishwasher Floorboards Built-in-Robes Fully Fenced

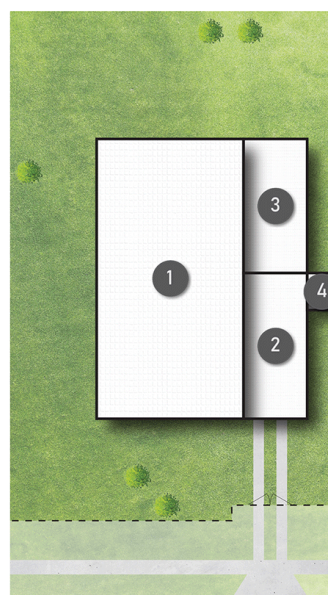
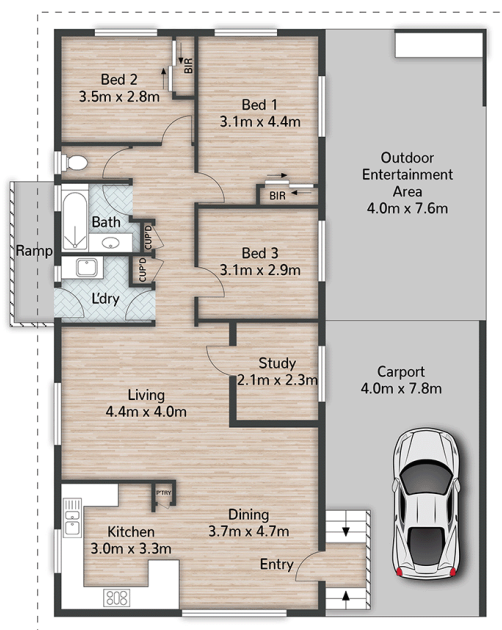
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## LEGEND

- 1 RESIDENCE
- 2 CARPORT
- 3 ENTERTAINMENT
- 4 SHED



4 Kilkenney Street **ACACIA RIDGE**

3 | 1 | 1 | 112m<sup>2</sup> | 622m<sup>2</sup>

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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