




40 Kindred Street, Alexandra Hills

## Natural Bush Setting —Close to Everything

Ideally positioned at the end of a whisper-quiet, highly sought after cul-de-sac, this modern, spacious home has a unique bushland setting —a wonderful bushland outlook at the back and the Greater Glider Conservation Park with walking trails across the road at the front.

Situated on a generous, flat 889m<sup>2</sup> block this home is the perfect family haven boasting light filled generous rooms with high ceilings, leafy outlooks, open plan indoor/outdoor living with a north easterly aspect and an exceptional sense of space and privacy.

The open-plan kitchen and living area form the heart of the residence, with additional formal lounge and separate dining area all seamlessly connecting to an expansive undercover entertaining area overlooking the inground pool and gardens where you can enjoy the serenity and outlook. Perfectly and conveniently located, this home is just moments from Alexandra Hills State School, sporting fields, local shops, vibrant cafés and the Alexandra Hills shopping centre. Redlands, Sheldon and Ormiston Colleges are also all easily accessible. This unique property offers all the benefits of a family friendly, acreage lifestyle without the maintenance in a large modern

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### FOR SALE

Offers Invited

### AGENTS

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### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

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Interested parties must rely solely on their own enquiries.

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home close to local conveniences.

- Impressive covered front porch, double doors with security screens leading to large open entry foyer - seating area with storage underneath.
- Feature staircase with large storage area underneath
- Multiple, open plan, expansive living areas flooded with natural light with open views to the garden and bushland. Modern floating floor and tiles, 2 split system air-conditioning units, ceiling fan in dining area.
- Large kitchen at the heart of the home overlooking the gardens and pool, breakfast bar and plenty of bench space and storage, window servery to outdoor entertainment area, double Sink, 5 burner gas cooktop, 900mm electric oven, dishwasher, double door pantry, stainless steel rangehood, appliance cupboard.
- Double-door entry to large master suite opening onto private balcony with insulated roof and tranquil views over the gardens to the bush, custom fitted large walk-in robe, plush carpet, split system air conditioning. Modern ensuite with oversized shower, vanity and toilet.
- " 3 additional bedrooms—1 oversized with large built in robe, architectural windows with bush views and split system air conditioning. 2 good sized rooms both with architectural windows with bush views and ceiling fans, 1 with split system air-conditioning.
- Modern, three-way family bathroom with separate toilet, vanity area, bathroom with shower and feature bath. Large linen closet in hall nearby.
- Full bathroom on the lower level with toilet, shower and vanity
- Separate modern laundry, with direct access to clothesline.
- Extras include 315Ltr electric hot water system, split system air-conditioning and fans, 5kw solar system, ample storage, security screens, high ceilings, water tank, external walls and roof recently repainted, vaccumaid.
- Large undercover entertaining area flowing from the main living areas.
- Flat, 899m2 fully fenced block with generous side access. Mature, landscaped, private, low maintenance gardens and lawns with watering system. 3m x 3m x 2.7m (H) shed with power.
- Stunning, inground pool with tropical landscaping, waterfall feature and timber pool deck, equipment shed for pool pump.
- Oversized double lock-up garage with remote controlled door plus large carport for additional vehicles, boat, van or trailer. Heaps of extra off-street parking on a large driveway.
- " Ideal location - moments from Alexandra Hills State School, sporting fields, local shops, vibrant cafés and the Alexandra Hills shopping centre. Redlands, Sheldon and Ormiston Colleges all easily accessible and public transport is 500m away. Walking trails literally on the doorstep.

Call now to arrange your private inspection!

## MORE DETAILS

Property ID	BU91F2S
Property Type	House
Land Area	889 m <sup>2</sup>
Including	Air Conditioning Outdoor Entertaining

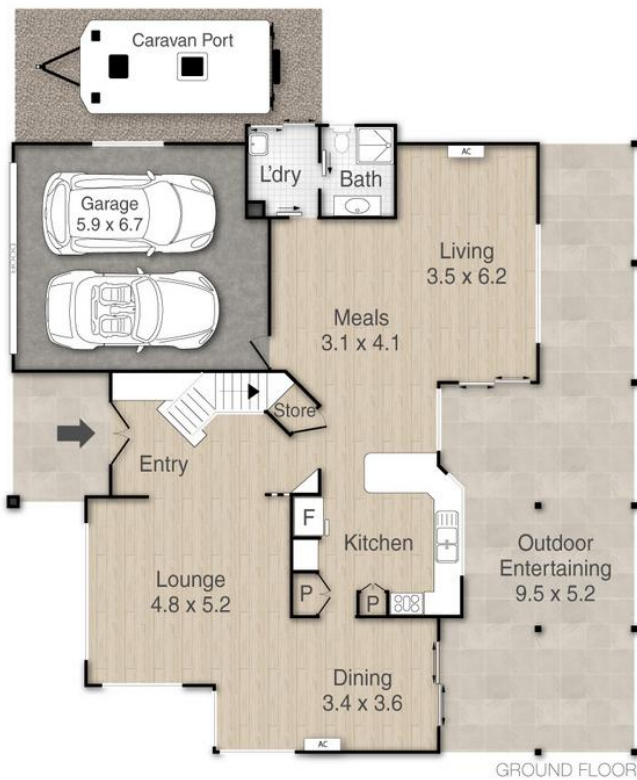
### **Karen Renouf 0413 473 461**

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## 40 Kindred Street, Alexandra Hills

Total Approx Floor Area: 353m<sup>2</sup>

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.

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