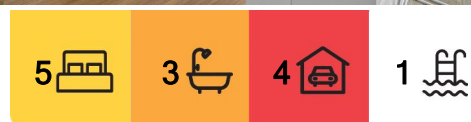


## Belmont, 20 Kingfisher Crescent

SOLD BY KAREN RENOUF

This spacious family home is located in a prime, elevated position with views in one of Belmont's most sought-after residential pockets. Renovated to a high standard with a modern, coastal feel the flexible floorplan boasts multiple living areas flooded with natural light which flow to a quite stunning outdoor space. Truly an oasis for entertaining family and friends! The 688m2 block offers parking for 4 vehicles plus side access and room for the boat or trailer.

- \* Open plan living, dining and kitchen revitalised with new floors, and fresh paint, creating an ambiance of modern elegance.
- \* Renovated entertainer's kitchen with stone benchtops, pantry, breakfast bar, electric oven and hotplate overlooking the outdoor area and pool.
- \* Large master suite with ensuite and walk-in robe plus private balcony with leafy views.
- \* 3 further bedrooms upstairs with built ins plus 5th bedroom/study downstairs
- \* Family bathroom with separate toilet plus 3rd bathroom with shower downstairs.



**For Sale**  
Offers Invited

**View**  
[ljhooker.com.au/BRE3F2S](http://ljhooker.com.au/BRE3F2S)

**Contact**  
**Karen Renouf**  
0413 473 461  
[krenouf@ljhpropertycentre.com.au](mailto:krenouf@ljhpropertycentre.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Property Centre**  
**(07) 3286 2500**

- \* Separate laundry
- \* Relax and unwind outdoors overlooking the pool in the stunning alfresco area flowing from the main home.
- \* Extras include flooring, fresh paintwork, led lighting, restored and repainted roof, ducted aircon upstairs, split system aircon downstairs , fans, security screens, new hot water system.
- \* 688m2 fully fenced, secure and private elevated block with lawns and landscaping.
- \* DLUG with storage racking plus shade sail over the driveway allowing sufficient space for 4 cars and side access for a trailer, jet-ski, or any of your outdoor toys.

Location —a walk to the local Woolworths Metro, just 12kms to CBD, on the express bus routes to CBD or direct routes to Carindale interchange, 3 mins to Gateway Motorway,6 mins to Westfield Carindale, 10 mins to Moreton Bay Colleges, St Martins, San Sisto, Iona and Citipointe. 10 mins to water's edge at Wynnum, Manly and Lota, under 20 mins to Airport, 60 mins to Surfers Paradise.

## More About this Property

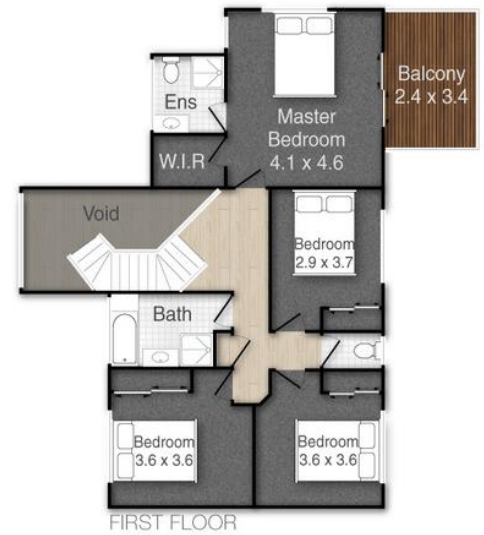
Property ID	BRE3F2S
Property Type	House
Land Area	688 m²
Including	Air Conditioning Ducted Cooling Pool Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

**Karen Renouf 0413 473 461**  
 High Performance Agent - Team Renouf Properties Pty Ltd at LJH Property Centre  
 | krenouf@ljhpropertycentre.com.au

**LJ Hooker Property Centre (07) 3286 2500**  
 152-164 Shore Street West, Raby Bay, Brisbane QLD 4163  
 propertycentre.ljhooker.com.au | hello@ljhpc.com.au







## 20 Kingfisher Crescent, Belmont

Total Approx Floor Area: 292m<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.