



55 Kilmorey Street, Carindale

Rarely Offered: A Home Built for Family, Beautifully Kept Ever Since

Well-positioned in one of Carindale's most tightly held pockets, this two-storey brick residence has been beautifully cared for, and it shows in every quiet detail. Terraced gardens rise gently to a leadlight entry. Behind it, 634 square metres of established, softly shaded grounds unfold with the kind of maturity a new build simply cannot buy. Generous proportions, four separate living zones, five bedrooms, and a vast covered entertaining terrace come together, wrapped in an address that is as convenient as it is coveted.

Highlights:

- Substantial two-storey brick residence on a rare 634 square metre holding, immaculately maintained and set among established gardens.
- Five generous bedrooms, including a beautifully proportioned master suite with a bay window, walk-in wardrobe, and private ensuite.
- Four distinct living zones, from a sunken lounge and formal dining room to the family room and casual meals area.
- Expansive covered entertaining terrace wrapped in tiered gardens and mature palms, made for long lunches and unhurried evenings.

5 3 2

FOR SALE

For Sale

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Property Partners

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



· Walk to parkland and bush tracks, minutes to Westfield Carindale, Belmont State School, and city buses.

Set in sought-after central Carindale, this spacious family home offers an outstanding lifestyle just moments from everything families love. Walk only 200 metres to Bulimba Creek Parklands, where bike tracks, playgrounds and creekside spaces provide endless weekend fun for the kids, while Westfield Carindale, local buses, and everyday conveniences are all within easy walking distance.

SUNLIT SPACES FOR EVERYDAY LIVING

Inside, the sunken lounge invites you to linger, plush underfoot, generously proportioned and beautifully lit through a large window that draws the greenery in, while the formal dining room serves as a gracious setting for celebration dinners and Sunday lunches. Deeper in, the tiled family room stretches out beneath its own split-system air conditioning, creating a relaxed everyday space.

The kitchen anchors the home with a real sense of generosity. Crisp cabinetry, extensive bench space, a dedicated pantry, dishwasher, and wall oven, while picture windows above the sink capture garden views and keep you part of the action happening outside. The adjoining meals area catches the morning light beautifully, and the sliding doors are right there whenever the conversation wants to move outdoors.

MADE FOR QUIET RETREAT

Upstairs, the indulgent master suite feels a world away, with a bay window, walk-in wardrobe and private ensuite, while three further bedrooms share a family bathroom with the alcove tub ready for an at-home spa experience. Downstairs, a flexible fifth bedroom, second bathroom and dedicated laundry create the space to adapt gracefully through every stage of family life.

YOUR ALL-SEASON ENTERTAINING RETREAT

Outside is where this home truly comes into its own. The expansive brick-paved entertaining terrace runs almost the full width of the residence beneath a soaring pitched roof, sheltered, private and framed by hanging baskets, tiered garden beds and swaying palms. It was made for lunches that drift into the afternoon, barbecues under the lights, and a glass of wine in peace once the house finally falls quiet.

Additional features:

- Ducted air conditioning to the upper level
- Split-system air conditioning to the ground floor
- Ceiling fans to all bedrooms plus the family and living rooms
- Plantation shutters
- Ducted vacuum system
- 7.5 kilowatt solar panel system

Homes of this scale, gently established and held within such a tightly knit pocket, do not come to market often. Contact Debbie or Jackson today to arrange your inspection and experience one of Carindale's most quietly enduring family homes.

Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker
Property Partners
ABN 39 633 082 112 / 21 107 068 020

MORE DETAILS

Property ID	B54AF4R
Property Type	House
House Size	347 m2
Land Area	634 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels

Debbie Chow 0411 138 328

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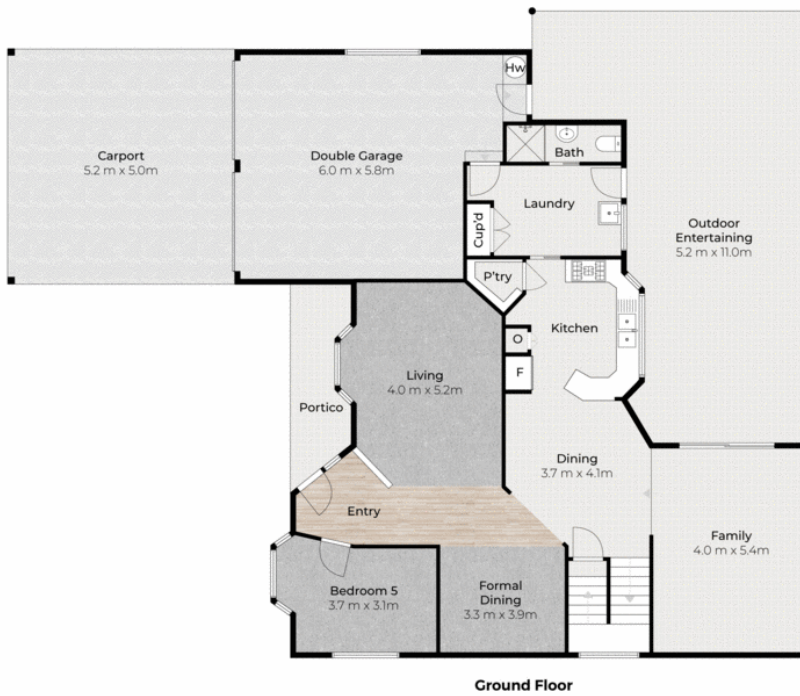
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5 3 4 347sqm



Scale in meters. Indicative only. Dimensions are approximate.
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