



8/8 Lawrence Lyons Place, Kenmore

## Modern Luxury Meets Natural Serenity in the Heart of Kenmore

Experience the perfect harmony of contemporary architecture and natural serenity at 8/8 Lawrence Lyons Place. Nestled within the prestigious Treetops Kenmore estate, a designer collection of residences set against a stunning canopy of native Eucalypts, this near-new townhouse epitomises the "urban renaissance" of one of Brisbane's most beloved leafy suburbs.

Masterfully designed to be a family sanctuary, this home blends striking architectural facades with an elevated sense of internal luxury, offering a sophisticated lifestyle just 13km from the Brisbane CBD.

### Highlights:

- Modern, one-year-old townhouse with premium finishes throughout
- 4 generous bedrooms and 2.5 stylish bathrooms; master with private walk-in robe and ensuite
- Fully ducted air conditioning and a garage equipped with an electric car charger
- Exclusive access to a sparkling in-ground pool and BBQ area within the complex
- Nestled in a quiet cul-de-sac, walking distance to parks and

4  2  2 

### FOR SALE

Must Be Sold

### VIEW

Sat 28th Feb @ 11:00AM - 11:30AM

### AGENTS

Ana Wang  
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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

minutes from top-tier schools

Welcome to a home with generously proportioned open-plan living and dining hub. Bathed in natural light, this sociable heart of the home features ducted air conditioning and seamless flow through wide sliding doors to a private outdoor deck. Whether hosting an evening soiree or enjoying a quiet morning, the transition between indoor luxury and outdoor calm is effortless.

The kitchen is a masterpiece of modern design, boasting sleek stone countertops and a large island breakfast bar. Fully equipped with premium appliances and a dishwasher, it is perfectly positioned to serve both the internal dining area and the alfresco terrace.

Upstairs, the master wing is a retreat of its own, featuring a luxurious ensuite and a spacious walk-in robe. Three additional bedrooms, each with built-in robes, offer the flexibility modern families crave, whether for children's quarters or a sophisticated home office.

Beyond your front door, Treetops offers a new way of living that prioritises wellness and connection. Spend your afternoons at the resort-style pool or host family gatherings in the central park space, which provides an open green canvas at the heart of the community, nestled amongst lush Australian native landscaping.

The location offers unbeatable connectivity for the modern family. You are situated within the elite catchments for Kenmore State School and Kenmore State High School, ensuring top-tier educational facilities are just minutes away. Daily errands are effortless with a 3-minute drive to Kenmore Village Shopping Centre, while major retail therapy at Indooroopilly Shopping Centre is only 9 minutes from your door. With easy access to large tracts of green space like Moggill Road Park and the convenience of being only 13km from the City CBD, this home is truly a sanctuary designed for serene living.

To experience the elevated lifestyle of Treetops Kenmore, contact Ana Wang today.

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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## MORE DETAILS

Property ID B3ZZF4R  
Property Type Townhouse  
Land Area 199 m2  
Including Ensuite  
Air Conditioning  
Ducted Cooling  
Toilets (3)  
Pool  
Courtyard  
Balcony  
Dishwasher  
Built-in-Robes  
Fully Fenced  
Remote Garage  
Solar Panels

**Ana Wang 0426 667 789**

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