

## Stafford Heights, 291 Kitchener Road

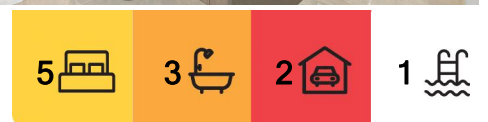
### IMMACULATE EXECUTIVE HOME + POOL!

Welcome to 291 Kitchener Road, the epitome of executive style living. Located in an elevated and sought after pocket in leafy Stafford Heights, the home offers 4-bedrooms (or 5th bedroom/media room), 3 bathrooms and multiple living spaces on a low maintenance 444m2 block. With a spacious floor plan across the two levels, it offers grand living and room for the whole family to relax and unwind.

On the ground level there is gloss tile flooring throughout and a media room (5th bedroom), living and dining area and a central large open-plan kitchen. Preparing meals will be a breeze in the executive-style kitchen that offers a generous-sized breakfast bar, a 5-burner gas cooktop, plenty of bench space and a butler's pantry. You will be comfortable all year round with ceiling fans, security screens and ducted air conditioning throughout the home. Upstairs is fully carpeted with a rumpus room and 4 large bedrooms, all with great sized walk-in robes. The master bedroom has a deluxe ensuite, dual vanity and the walk-in robe will hold all your shoes and more!



**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.



**For Sale**  
Contact Agent

**View**  
By Appointment

**Contact**  
**Wayne Cornell**  
0410 405 031  
wcornell.albanycreek@ljhooker.com.au

**LJ Hooker Albany Creek | Warner**  
**(07) 3264 9000**

Moving outside you will love being able to host family and friends in your covered entertaining area and everyone will love relaxing in the family-sized swimming pool. There is also room for a veggie patch and a trampoline. This gorgeous home is in a fantastic location, just minutes to all amenities and a three-minute walk to the city bus stop. Contact Wayne Cornell on 0410 405 031 to arrange an inspection today.

Property Features:

- \* 4 Bedrooms with walk-in robes
- \* Large master bedroom with deluxe ensuite, dual vanity and large walk-in robe
- \* 5th Bedroom/media room
- \* Study area
- \* Rumpus room
- \* Open plan living and dining
- \* 3 Bathrooms and 3 toilets
- \* Open plan island kitchen with stone benchtops, breakfast bar, 5 gas burner + butler's pantry
- \* Family bathroom with separate bath and rainfall showerhead
- \* Ducted air conditioning
- \* Plenty of storage throughout the home
- \* Internal laundry with stone benchtops and ample storage
- \* Solar Power System 13.2kw
- \* Security Screens and ceiling fans throughout
- \* Covered outdoor entertaining area
- \* Complete home filtration system
- \* Inground family sized pool
- \* Room for a trampoline and a veggie patch
- \* 7-Foot-high fence
- \* Double car garage
- \* Perched on 444m2 elevated low-maintenance block
- \* Great proximity to public and private schools

Location:

- \* 600m to Somerset Hills Primary and 2km to Craigslea State High catchment schools
- \* 2.2km to St Anthony's Primary, Mt Alvernia and Padua College
- \* 800m to Woolworths Rode Road
- \* 300m to Goodstart Early Learning
- \* 2.5km to Prince Charles and St Vincents Hospitals
- \* 2.3km to North West Private Hospital and Northside Christian College
- \* 1km to Fuzzy Duck Cafe
- \* 3.5km to Westfield Chermside
- \* 10km to Brisbane City and Airport
- \* 695m to City Bus Stop

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Property Connections also offer a property management service. If you're



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considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."

## More About this Property

Property ID	1T23F1H
Property Type	House
Land Area	444 m2
Including	Ensuite Study Ducted Cooling Toilets (3) Pool Dishwasher Built-in-Robes Fully Fenced Solar Panels

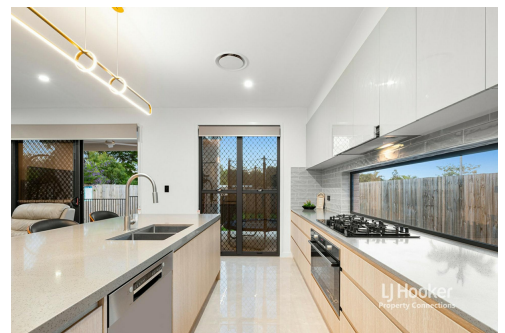
**Wayne Cornell 0410 405 031**

Sales Consultant | [wcornell.albanycreek@ljhooker.com.au](mailto:wcornell.albanycreek@ljhooker.com.au)

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