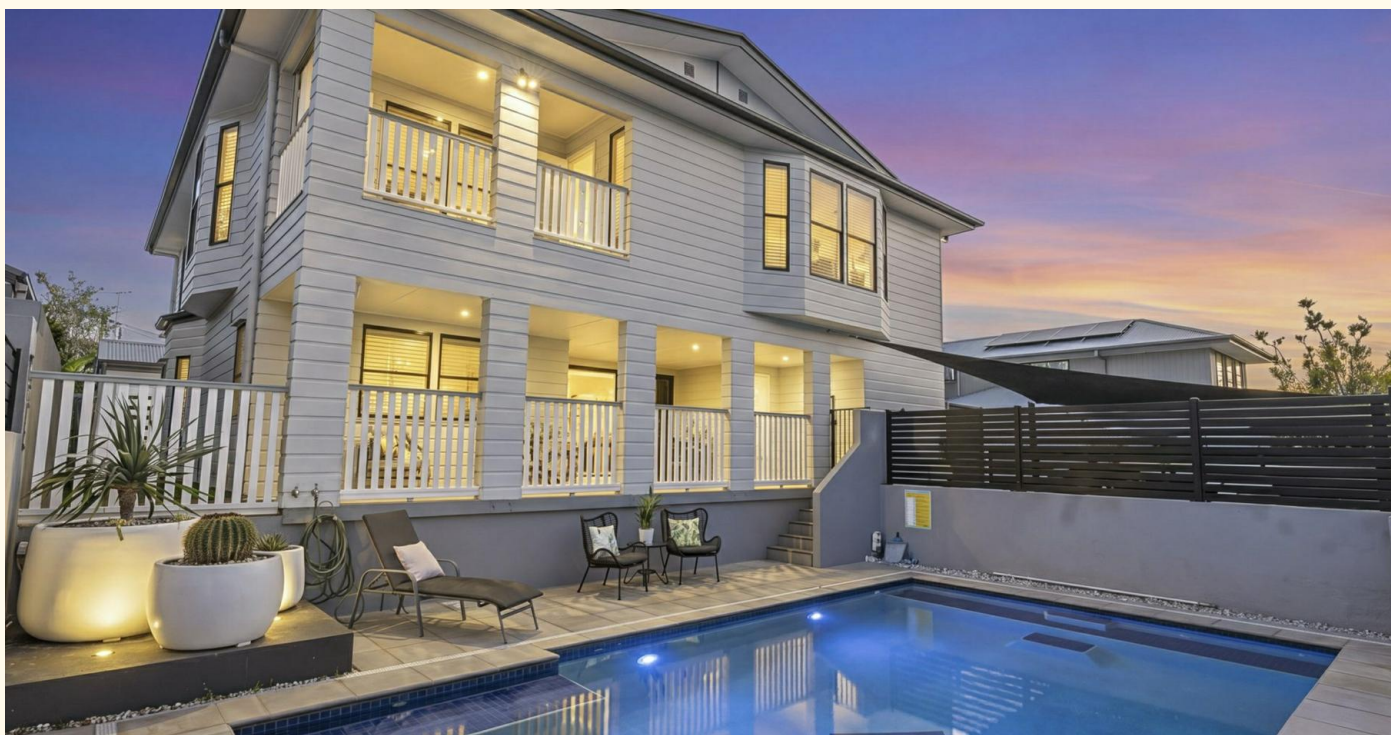


41a Kinmond Avenue, Wavell Heights

Expansive Family Living, Dedicated Executive Wing & Resort-Style Entertaining

Positioned on a private architectural dual frontage allotment with street access as '41a Kinmond Avenue' and '45 Eliza Lane', this is the ultimate 'lock-and-leave' luxury for the busy professional. A substantial residence delivering an exceptional combination of space, flexibility and low-maintenance living in one of Wavell Heights' most convenient pockets.

Designed to accommodate growing families, multi-generational living arrangements, home-based professionals and fly-in fly-out lifestyles, the home offers an impressive six-bedroom, five-bathroom layout complemented by multiple living zones, extensive storage solutions and a dedicated executive office wing.

Beyond the gated entry, the home's striking facade, Hardy Plank exterior and Colorbond roof create immediate street appeal, while the fully fenced grounds provide privacy and security. Artificial turf to the front and side yards ensures easy upkeep, allowing more time to enjoy the saltwater swimming pool and expansive covered entertaining area.

6 5 2

FOR SALE

Please Call

AGENTS

John Farren-Price
0418 887 891
jfarrenprice@ljhooker.com.au

Jazmin Crouch
0412 129 198
jcrouch@ljhooker.com.au

AGENCY

LJ Hooker Bribie Island
(07) 3400 1900

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

Inside, high 2.7m ceilings and beautiful timber flooring establish a warm and inviting atmosphere throughout the lower level. A welcoming sitting room leads through to the heart of the home, where open-plan living and dining spaces seamlessly connect with the outdoor entertaining area via large glass sliding doors.

The well-appointed kitchen has been designed for family functionality, featuring timber benchtops, dual pantries, a gas cooktop, electric oven and dishwasher. Formal and informal living areas provide excellent separation for families, while a large laundry with abundant storage, bathroom facilities and direct outdoor access enhances practicality.

Professionals working from home will appreciate the executive office suite, while additional storage rooms and under-stair storage ensure everything has its place.

The upper level features a generous retreat/lounge area and five well-proportioned bedrooms with built-in wardrobes. Exceptional in both scale and functionality, three bedrooms feature private ensuites, while a further two bedrooms share a Jack-and-Jill bathroom. The expansive master suite offers a huge walk-in wardrobe, private ensuite and its own balcony overlooking the pool, creating a peaceful sanctuary.

Comfort is assured year-round with zoned ducted air conditioning throughout the home, a separate split-system air conditioner in the office and ceiling fans to all bedrooms.

Property Features:

- Private dual access from Kinmond Avenue and Eliza Lane
- Six bedrooms and five bathrooms
- Executive home office with dedicated business wing
- Multiple formal and informal living areas across two levels
- Saltwater in-ground swimming pool with tiled surrounds
- Covered outdoor entertaining and dining area
- Well-appointed kitchen with dual pantries, gas cooktop and dishwasher
- High 2.7m ceilings to downstairs living areas
- Zoned ducted air conditioning plus split-system office air conditioning
- Extensive storage throughout
- Electric gated entry and fully fenced grounds
- Double shade sail car accommodation
- Storage shed approximately 4m x 3.5m
- Low-maintenance architecturally designed garden and yard (artificial turf)

Just as the current owners have, you'll love the exceptional convenience and lifestyle offered by this sought-after Wavell Heights location. Known as the "Goldilocks" location, it is close to the CBD and the airport, but nestled in a quiet, elevated pocket of Wavell Heights.

MORE DETAILS

Property ID	XG6HCP
Property Type	House
Land Area	450 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (5)
	Pool
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Fully Fenced

John Farren-Price 0418 887 891

Licensed Real Estate Agent | jfarrenprice@ljhooker.com.au

Jazmin Crouch 0412 129 198

Sales Associate to John Farren-Price | jcrouch@ljhooker.com.au

LJ Hooker Bribie Island (07) 3400 1900

16/19 Benabrow Avenue, BELLARA QLD 4507

bribieisland.ljhooker.com.au | sales.bribieisland@ljhooker.com.au





6



5



2

TOTAL: 372 m²

41A Kinmond Avenue **WAVELL HEIGHTS**

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Floor plan by: www.open2view.com.au