

## Windsor, 3/9 McKenzie Street

SO CLOSE TO EVERYTHING !!

This beautifully designed, family-sized Terrace spans 3 levels of luxury living, truly encompassing the way you want to live. Multiple light filled living enriched by a seamless flow to the private outdoor entertaining spaces,, all inspired by the lifestyle you want to enjoy. Some of the largest townhomes currently available, totalling approximately 290m2 under roof plus private courtyards, suiting families or downsizers not willing to compromise on space.

On the ground floor, you'll find a large rumpus area with elegant oak floors leading to the fully landscaped courtyard. This level also includes a convenient powder room and a well-equipped laundry plus huge double car garage with storage. Total: 91m2 under roof on ground floor.

The second floor impresses with its high ceilings and expansive open-plan living area, featuring stunning timber floors that extend to a covered alfresco of 36m<sup>2</sup> and additional



**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**  
\$1,560,000

**View**  
[ljhooker.com.au/1D53F4N](http://ljhooker.com.au/1D53F4N)

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**LJ Hooker Stafford**  
**(07) 3357 1888**

powder room for guests. The house-sized kitchen with the best of everything including Smeg 900mm freestanding induction cooker, Smeg fully integrated dishwasher plus a walk-in pantry. Total: 107m<sup>2</sup> under roof on second floor.

The upper-level houses three generous bedrooms each with plush carpet and a designated study. The primary bedroom includes a walk-in robe and a luxurious ensuite with double vanity and floor to ceiling tiles. Ample storage and a main bathroom with a freestanding bath complete this luxurious home. Total: 95m<sup>2</sup> under roof on upper level.

Discover a new benchmark in luxury living-where every detail has been crafted to perfection, offering a lifestyle like no other. At just over 5km to the Brisbane CBD with everything within walking distance including the Kedron Brook, Cafe's, Lutwyche Shopping Centre and so much more.....

#### FEATURES:

- Multiple light filled and spacious open-plan living areas with oak timber floors
- Lovely primary bedroom with large WIR, generous ensuite and access to Juliet balcony
- Fully landscaped courtyards
- House sized kitchen, walk in pantry, stone tops, Smeg 900mm induction freestanding oven and intergrated Smeg dishwasher
- Huge North facing Alfresco perfect for entertaining
- Main with freestanding bath plus an additional 2 powder rooms
- Designated study with Juliet balcony
- 6m \* 6m double lockup garage with storage
- Fully ducted airconditioning and ceiling fans throughout
- Security system and video intercom
- Boutique complex of 6
- Low body corporate fees of approximately \$3700 per annum plus insurance
- Easy access to CBD, Airport and Lutwyche Shopping Centre
- Walking distance to Cafe's, Restaurants and the Kedron Brook

A quality location only 650m to the Kedron Brook, adding a welcoming escape from the hustle and bustle of everyday living. With 23km of bikeways, stretching from Mitchelton to Nudgee beach and hectares of parkland at your doorstep, this unique location will suit the most active lifestyle.

You will feel totally connected with a direct link to the city, a short stroll to buses redefining easy commuting. Whether you are homeward bound or heading out, the CBD, Airport via the tunnel, Lutwyche Shopping Centre, Royal Brisbane Hospital and an array of shops and restaurants are all just minutes away.



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## More About this Property

<b>Property ID</b>	1D53F4N
<b>Property Type</b>	Townhouse
<b>House Size</b>	290 m2
<b>Including</b>	Ensuite Study Toilets (4) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

**Richard Mirosch 0414 512 776**

Principal | richard.mirosch@ljhooker.com.au

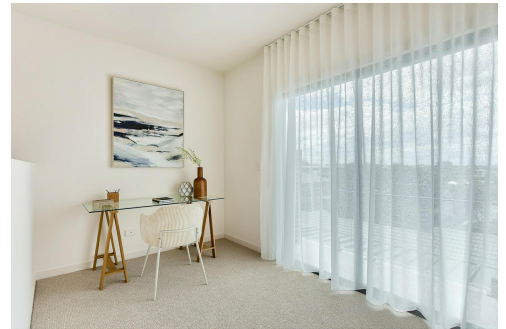
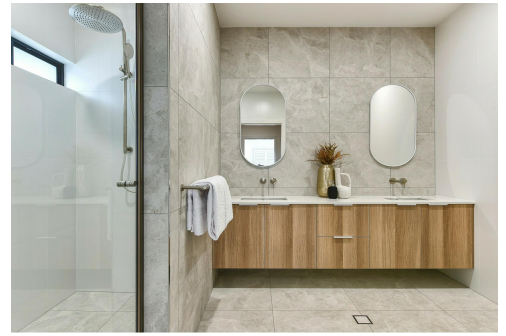
**Dean Hamilton 0400 799 447**

Independent Contractor - Dean H Pty Ltd | dean.hamilton@ljhooker.com.au

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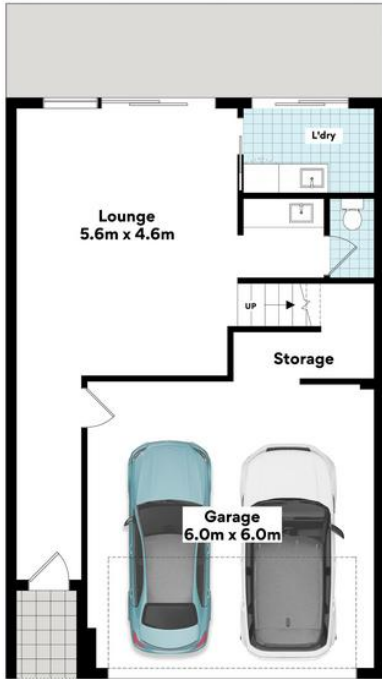
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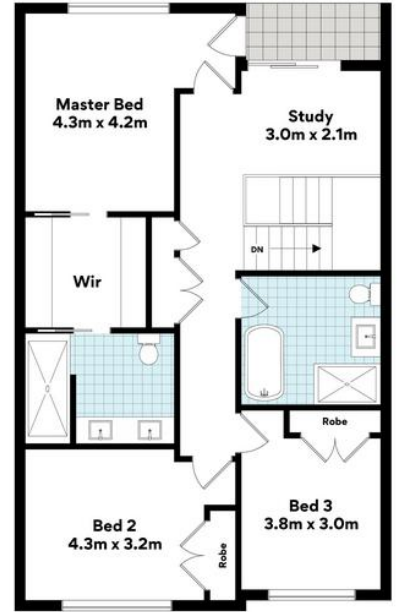
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**4-9 McKenzie St, Windsor**

**FLOOR AREA SIZES**

Internal 221m<sup>2</sup> | External 48m<sup>2</sup> | Garage 38m<sup>2</sup> | **TOTAL 307m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only. Provided by primepixels.com.au