



**KENMORE HILLS**  
9/9 Pamela Place

3  2  2 

## Spacious townhouse in secure complex

Peacefully located in the private Kenmore Boulevard complex, this stylish, over-sized townhouse boasts a low-maintenance lifestyle in an excellent location only a few minute's from Kenmore Village and local amenities. This ideally positioned townhouse has the advantage of backing onto tranquil parkland amongst a modest complex of just sixteen townhouses. This well maintained property offers a comfortable place to call home as well as solid long term investment.

Upon entry, on the lower level you are greeted by a well appointed, large open plan kitchen with breakfast bar. The living and dining areas open up onto a large patio with a private leafy outlook. A large double lock up garage with internal access as well as a convenient powder room and laundry completes this level.

The upper level of the property features three generous built in- bedrooms. The master suite featuring walk-in robe, air-conditioning, a well appointed ensuite with its own spa! AND large private deck. A well appointed bathroom services the other two bedrooms on this level.

Enjoying a spacious open-air courtyard with covered patio and an easy-care garden this spacious townhouse boasts a light and bright aspect with the privacy of two storey living. Perfect for first home buyers, up sizers, downsizers or investors, this property will draw a large and diverse array of buyers so attending an open home is a must to avoid disappointment!

Features:

- 3 bedrooms with built in robes and fans
- 2.5 bathrooms

<b>Property ID:</b>	20337526
<b>Property Type:</b>	Townhouse
<b>Garages:</b>	2

### AGENT

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- Double lock up garage with internal access
- Contemporary kitchen
- Open living and dining area off the kitchen with access straight out onto rear courtyard
- Air conditioning in living room downstairs and main bedroom upstairs
- Secure complex with gated entry and intercom
- Separate laundry room
- Potential rental return – up to \$500 per week
- Short drive to Kenmore Village and other amenities
- Easy access to public transport (less than 300 metres to the nearest bus stop)

Body Corporate Fees: TBA

Brisbane City Council Rates: \$ per quarter

Year Built: 2000



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
 All information contained herein is gathered from sources we believe to be reliable.  
 However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

	internal	external
lower	117sqm	46sqm
upper	72sqm	13sqm
<b>total</b>	<b>189sqm</b>	<b>59sqm</b>

