

**31 Marland St, Kenmore, QLD, 4069**



**House For Sale**

Saturday, 11 January 2025

31 Marland St, Kenmore, QLD, 4069

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Spacious Family Retreat with Dual Living Potential

Welcome to 31 Marland Street, where family living meets effortless style and comfort. Tucked away in a serene, tree-lined street, this beautifully maintained home invites you to relax and enjoy a lifestyle of space, versatility, and timeless charm.

From the moment you step inside, the polished timber floors, abundant natural light, and flowing open-plan design create a warm and inviting ambiance. With five potential bedrooms, including two on the lower level perfect for guests, teenagers, or home offices, this property adapts to suit your every need. The heart of the home is the modern kitchen, seamlessly connected to the expansive covered deck—a haven for entertaining, dining alfresco, or simply unwinding as you take in the tranquil views of the lush garden below.

Outside, a private oasis awaits, featuring a sparkling swimming pool surrounded by beautifully landscaped gardens. This outdoor sanctuary is the ideal backdrop for weekend barbecues, summer pool parties, or quiet afternoons soaking in the peace and quiet. The lower level, complete with its own kitchenette and bathroom, offers endless possibilities for dual living, a guest retreat, or even rental potential. Positioned on an elevated 706sqm block, this home is not just a residence but a lifestyle, perfectly situated within walking distance of parks, schools, shops, and transport. Located in the sought-after catchment for Kenmore South State School and Kenmore State High School, and only a short drive to Brisbane's CBD, this is a home where memories are made and convenience is king.

### FEATURES INCLUDE:

- Three spacious bedrooms, plus two additional multipurpose rooms all equipped with air conditioning
- Dual living potential with a bathroom and kitchenette on the lower level
- Elevated position on a 706sqm block with a leafy outlook
- Expansive, covered entertaining deck, perfect for year-round relaxation and excellent views
- Two car carport
- Sparkling swimming pool surrounded by lush gardens
- 6.5kW solar panel system
- Within walking distance to local parks, cafes and public transport
- Within 500m to the local convenience shop and Kenmore South State School
- Kenmore South State School and Kenmore State High School catchment