

# LISTING PORTFOLIO – Cameron Russell

LISTING SAMPLE 2: 2 Bielby Road, Kenmore Hills, Qld (LONGER VERSION)



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## The best of three worlds

2 Bielby Road in exclusive Kenmore Hills offers the best of suburban living (with most of the shops and services needed), as well as closeness to the city (the CBD is only a 15-min drive and bus stops are just outside). Although Kenmore Hills is a thriving community, the other end of Bielby Road has glorious forest parks with barbecues amongst creeks and bellbirds.

You have Kenmore Village and Coles just 350m away, and Kenmore Plaza and Woolworths within 600m! If you still can't find what you're looking for, drive 5 min to the large Indooroopilly Shopping Centre or on to Toowong Village.

- You are in the school zone for popular Kenmore State School (500m) and Kenmore State High School (1.6 km). Other top schools nearby include Our Lady of the Rosary (1 km), Brisbane Boys' College (6 km) and St Peters Lutheran College (5 km).
- The two-storey stately home has elegant Georgian features, with pleasing symmetry, tall windows and multiple sets of French doors.
- Enter the property through remote-controlled timber gates and park in the double carport.
- As you enter through the attractive entry porch, you encounter a wonderful view – a wide timber staircase ahead and to the left a beautifully-lit living room with soaring ceilings (between 3m and 5.6m high).
- Four sets of French doors step out from the living and dining rooms onto a broad patio with large sandstone pavers - ideal for family BBQs.
- The views of the extensive gardens are amazing in all directions, with towering gums and Jacaranda trees framing beautiful native shrubbery.
- This is a gardener's delight with two large terraces separated by sloping lawns. There are two sheds for your workshop and garden tools, as well as a fenced off shed at the bottom of the garden for chickens.
- The dining room leads into a large and modern kitchen with attractive timber and glass finishes. The quality appliances include Bosch induction stovetop, stainless steel oven, rangehood and dishwasher. There is also a generous pantry.
- The laundry is large, but it has a useful drying room with storage space. There is also a bathroom and bedroom/study on the ground floor.
- On the first floor, there are three further bedrooms, again with striking views and with mirrored built-in robes.
- The bathroom and ensuite are luxurious with large baths, basins, showers and WCs.
- The master bedroom has a walk-in robe, and a balcony overlooking one of the jacaranda trees, so is the perfect place in the morning to enjoy those fresh eggs from your own hens.

This home is stylishly opulent; yet cosy, comfortable and convenient - a perfect family home so it will not last long! Contact [name] for an inspection.

*(<500 words; <2700 characters)*

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## Feature dot points for brochure:

- The other end of Bielby Road backs onto D'Aguiar National Park
- Close to many shopping centres, top schools, medical clinics and Brisbane city
- Magnificent terraced gardens on huge 1,290 sqm corner block
- Living areas have lofty ceilings, large windows and multiple French doors (opening onto patio, porch and balcony)
- Large patio with garden views, ideal for BBQs and entertainment
- Attractive timber & glass kitchen with modern stainless-steel appliances and pantry
- Laundry with useful drying room and storage
- 4 bedrooms with stunning views and three luxurious bathrooms
- Reverse cycle air conditioning and 10 solar cells on the tiled roof
- Further features include: Large dining room that opens out onto the patio for entertaining; walk-in-robe and balcony to the master bedroom; mirrored built-in robes; and quality tiles and carpeting to all floors