

LISTING PORTFOLIO – Cameron Russell

LISTING SAMPLE 5: 2 Bielby Road, Kenmore Hills, Qld (SHORTER VERSION)



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The best of three worlds

2 Bielby Road in exclusive Kenmore Hills offers the best of three worlds:

- Suburban living (with Kenmore Village and Kenmore Plaza within 600m and Indooroopilly Shopping Centre a 5-min drive)
- City access (15-min drive or bus stops outside)
- Nature (glorious forest parks with BBQs, creeks and bellbirds nearby)

You are zoned for popular Kenmore State School (500m) and Kenmore State High School (1.6 km). Other top schools nearby include Our Lady of the Rosary, Brisbane Boys' College and St Peters Lutheran College.

- The double-storey stately home has elegant Georgian features, with pleasing symmetry and tall windows.
- Enter the property through remote-controlled timber gates and park in the double carport.
- As you enter via the attractive entry porch, you encounter a wide timber staircase and a beautifully-lit living room with soaring ceilings.
- Four sets of French doors step out from the living and dining rooms onto a broad patio with sandstone pavers - ideal for family BBQs.
- Extensive gardens views are amazing, with towering gums and Jacaranda trees framing native shrubbery.
- This is a gardener's delight with two large terraces separated by sloping lawns. There are three sheds for your tools and chickens.
- The dining room leads into a modern kitchen with attractive timber and glass finishes. The quality appliances include Bosch stainless-steel induction stovetop, oven, rangehood and dishwasher. There is also a generous pantry.
- The laundry has a useful drying room with storage. There is also a bathroom and bedroom/study on the ground floor.
- On the first floor, there are three further bedrooms with striking views and mirrored built-in robes.
- The bathroom and ensuite have luxurious baths, basins, showers and WCs.
- The master bedroom has a walk-in robe, and a balcony overlooking the jacarandas, so is the perfect place in the morning to enjoy those fresh eggs from your own hens.

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

(<350 words; <2100 characters)

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Feature dot points for brochure:

- The other end of Bielby Road backs onto D’Aguilar 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 (3m to 5.6m high), 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