

Sold



26 Philip Street, Kenilworth



OFFERED AS ONE PARCEL OR IN TWO SEPARATE LOTS!

HOUSE ON 1 LOT: \$360,000

VACANT LOT: \$180,000

PURCHASE AS 1 PARCEL: OFFERS OVER \$499,000

The immaculately presented weatherboard home at 26 Philip St Kenilworth is sited on a double block. With a total area of 1,586m<sup>2</sup>, the two blocks are almost equal size. The house doesn't encroach onto the vacant lot and therefore, the property can be offered for sale in 1 parcel, or 2 separate lots. The vacant lot is the only residential building block currently available in Kenilworth.

The house has been renovated & refurbished from top to bottom, inside & out, upstairs & downstairs. It has all been freshly painted and is a delight to inspect!

Front stairs lead to the front patio, with a view over the village. From here, there's a choice of access doors ... the official front door or the double doors from the lounge. Inside, you enter straight into the living room – the L-shaped lounge/dining with plenty of light and sunshine, and an immaculate yet quite original kitchen. The kitchen has electric cooking, plenty of bench space and storage that includes a pantry. The timber floors are a feature right through the home and there's plenty of storage. Built-in robes have been added to each of the 3 bedrooms and the bathroom has had a total upgrade.

While the front patio enjoys a great view over the village, the rear patio also has a pleasant northerly view. Under the house caters for storage, workshop and has the laundry facilities and an extra shower and toilet (all brand new).

Kenilworth is set on the banks of the Mary River, close to the State Forest and National Parks. Eumundi is half an hour away where you can go straight through

🛏 3 🚿 1 📏 1,586 m<sup>2</sup>

**Price** SOLD for \$345,000

**Property Type** Residential

**Property ID** 513

**Land Area** 1,586 m<sup>2</sup>

#### Agent Details

#### Office Details

120 Yabba Rd, Imbil  
07 5488 6000

7 Elizabeth St, Kenilworth  
07 5446 0164



**RJR Property**

to the coast at Noosa or enter the freeway ... on your way to anywhere!

Inspections of 26 Philip St can be arranged by contacting the team at ron jeffery realty. With 3 offices conveniently located in Kenilworth, Imbil & Montville, ron jeffery realty have you covered ... from the valley to the range!

Note: A building and pest report is available on inspection.