

**182 BIELBY RD  
KENMORE HILLS**

# WELCOME TO





182 Bielby Rd  
Kenmore Hills



## HIGHLY SOUGHT AFTER DRESS CIRCLE LOCATION

An outstanding opportunity to secure a refined lifestyle asset, privately positioned across two street frontages, within a quiet, leafy enclave with tranquil bushland outlooks and seamless access to Brisbane CBD.

Set on elevated terrain approx 70m above sea level, fully renovated, and seldom offered, this family residence presents as a must inspect home of enduring quality and flexibility, with further scope to construct a second dwelling (STCA).

Step inside to discover polished spotted gum timber flooring flowing throughout the expansive open plan living and dining areas.

Bathed in natural light, the interior is enhanced by 2.6-metre ceilings, downlighting, and large windows that frame the outdoor deck. Oversized bi-fold doors create a seamless connection to the alfresco zone and adjoining two-car carport, ideal for both everyday living and entertaining.

Outdoors, the expansive composite deck wraps around the home, providing ample space for entertaining, outdoor dining, and relaxation. Below, the in-ground swimming pool is framed by a striking rendered boundary wall with featured lighting, delivering privacy, security, and a tranquil resort like ambience. The prized north-to-rear aspect ensures abundant natural light throughout the day.





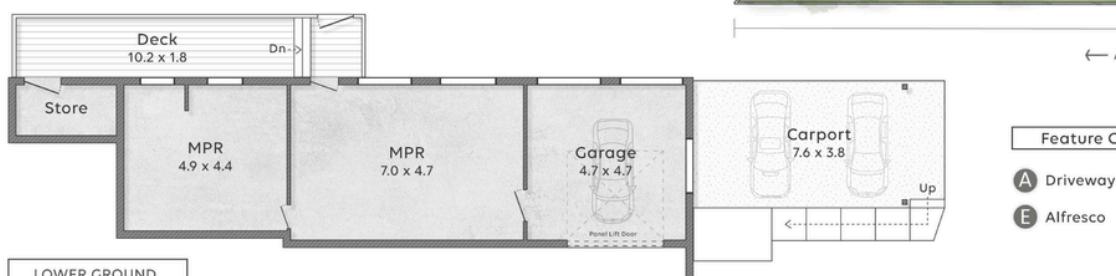












**Disclaimer:** This floor plan is intended for marketing and illustration purposes only. All dimensions are approximate and subject to change. Fixtures, fittings, and furnishings shown are for visual representation only.

Emmanuel Filipić  
0449 137 773



182 Bielby Road, Kenmore Hills

1.027 ha  
Land Area

4 Bed

2 Bath

3 C  
+ O

Indicative only. This Floor Plan was drafted by a third party. TCB Realty cannot guarantee its accuracy.

# FLOORPLAN

# TOB

## 182 Bielby Road Kenmore Hills

The renovation has been completed to a high standard and includes a brand-new Colorbond roof, polished spotted gum timber flooring, and thoughtfully curated finishes throughout.

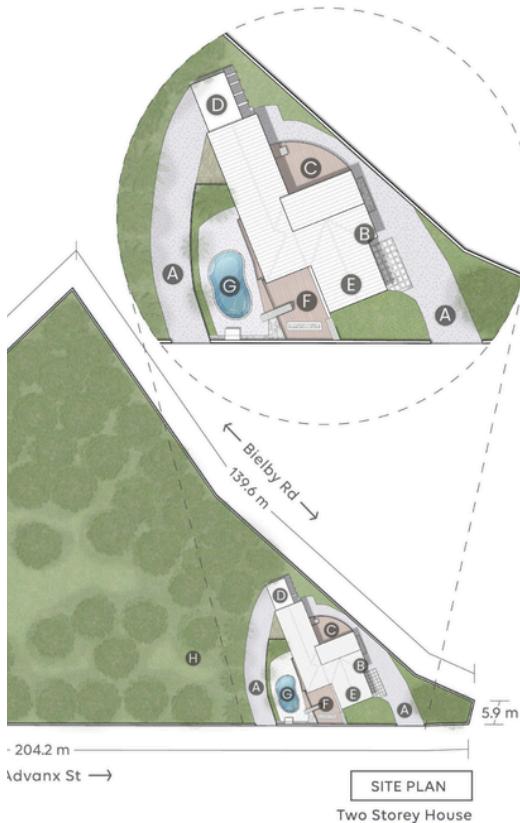
A striking stone clad fireplace anchors the lounge, while the kitchen is a statement in both form and function. Featuring shaker style cabinetry, Calacatta look stone benchtops, matte black tapware, premium appliances, and a convenient servery window to the deck, it is perfectly appointed for both casual meals and refined entertaining.

The split-level hallway leads down to the private accommodation wing, comprising four generously proportioned bedrooms, two beautifully appointed bathrooms, and a separate laundry.

Every element of this home reflects enduring quality, comfort, and timeless elegance.

### Features:

- 4 Spacious Bedrooms
- 2 Perfectly sized bathrooms
- Open Plan Dining and Living areas
- 1 Garage
- Secured Courtyard decking areas
- Surveillance Cameras throughout
- Smoke Alarm / Safety Device compliant with fire safety regulations.



vide

- (B) Entry Porch
- (C) Outdoor Deck
- (D) Carport
- (F) Patio Deck
- (G) Swimming Pool
- (H) Bushland

presentation only. No responsibility is taken for errors or omissions.

Floorplan by  
**INFINITY**

Internal Area : 262 m<sup>2</sup>  
External Area : 84 m<sup>2</sup>  
Total Area : 346 m<sup>2</sup>



[www.floorplanbyinfinity.au](http://www.floorplanbyinfinity.au)

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