

Kedron, 1/12 Homebush Road

STYLISH UNIT IN THE HEART OF KEDRON

Sitting within a tree lined street that is conveniently positioned near an abundance of amenities, this modern two bedroom unit offers a low maintenance lifestyle without comprising on space or comfort.

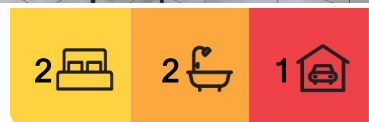
Upon entering you are met with an expansive open-plan living and dining that is drenched in natural light. The kitchen is a true standout, with a large stone island bench, ample bench and storage space, and stainless steel appliances it comes with all of the modern amenities one could need. The apartment comes equipped with two spacious bedrooms, both of which feature built-ins with the primary also featuring a sizable ensuite.

FEATURES:

- + Spacious lounge and dining area.
- + Gourmet kitchen with stone countertops, stainless steel appliances, and a large island bench.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
OPEN TO OFFERS !

View
ljhooker.com.au/1D99F4N

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Harry Harris
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LJ Hooker Stafford
(07) 3357 1888

- + Airy balcony, perfect for a morning coffee before the busy day ahead.
- + Large primary with a spacious ensuite and a built-in robe.
- + Split-system A/C in the main living area and primary bedroom.
- + Carpeted and tiled flooring throughout.
- + Only 1.5km from Shaw Park Tennis Centre & the Kedron Brook.
- + Only 850m from Coles Kedron.
- + Public transport is on your doorstep with routes available on Gympie Rd.
- + Situated only minutes away from Mount Alvernia and Padua College.
- + Currently rented for \$550.00 a week until 22/04/2025.
- + Sinking fund balance as at \$46,618.91 as at 31/10/2024.
- + Body corporate fees including admin, sinking fund, and insurance contributions totaling \$6,654.00 P.A

Properties that present this much value in the current market do not last long. Call Dean and Harry today for the sales report and rental appraisal!

More About this Property

Property ID	1D99F4N
Property Type	Apartment
Including	Ensuite Air Conditioning Dishwasher

Dean Hamilton 0400 799 447

Independent Contractor - Dean H Pty Ltd | dean.hamilton@ljhooker.com.au

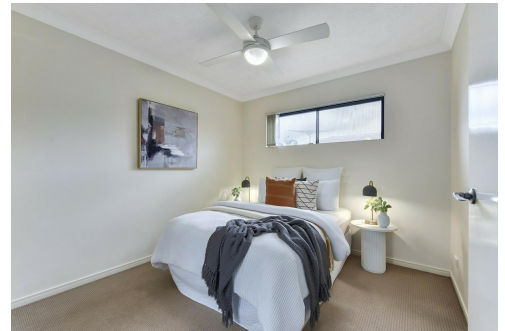
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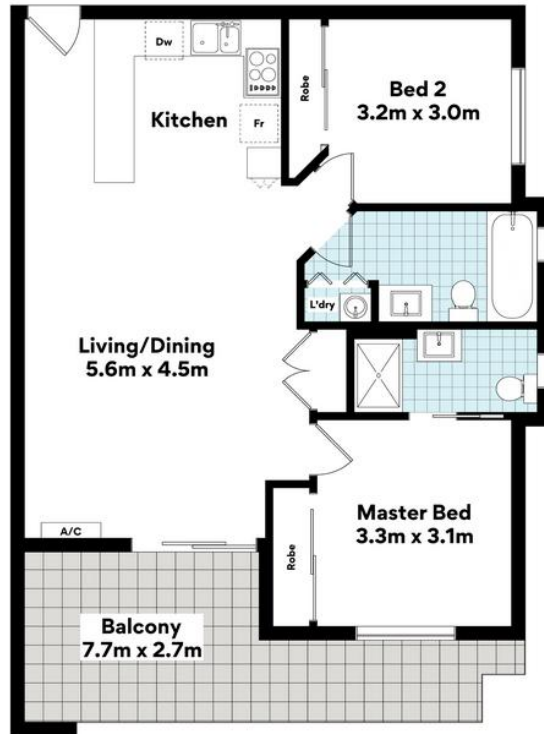
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Kedron



FLOOR AREA SIZES

Internal	78.6m ²
External	15.1m ²
Car Space	16.8m ²
TOTAL	110.5m²

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

These plans are for representation purposes only. Provided by primepixel.com.au