







1 Eleventh Avenue, Kedron

Character family home, Kedron Avenue location!

Owners have bought elsewhere and ready to part with their well loved family home! Contact Nathan for mid-week private inspections.

North facing and built over two levels with traditional character features throughout, this home will suit growing families and investors alike. Located within minutes' walk to Kedron State School, Kedron Brook, shopping and transport, Eleventh Avenue is a sought-after location with lots to offer.

This family home offers space and separation in the design. You will be impressed by the large kitchen offering plenty of storage, stone bench-tops and eat-in breakfast bar. The design offers a separate dining area, large living area with an added sunroom or kids' playroom that fills with north facing sunlight, perfect for the cooler months.

On this level you have the main bedroom with recently renovated ensuite, a second bedroom, and multi-purpose room, perfect study or extra bedroom and the main bathroom. This well-loved home is filled with traditional period features, ornate high ceilings, decorative cornice and immaculate polished hardwood floors.

4 3 2

FOR SALE
Under contract

AGENTS
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AGENCY
LJ Hooker Stafford
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

The entry level provides you with a light filled rumpus area opening out to a covered patio, two bedrooms, a bathroom and internal access to a large secure garage with ample storage. The yard is very well maintained, fully fenced and offers plenty of area for kids to play.

Additional features include:
- conditioned living areas, & main bedroom

Ceiling fans throughout
Self-cleaning oven, electric cook top
Gas hot water
Water tank
Security screen doors, including doggy door
Security cameras
Gas hot water
Building and pest report available

Perfect for young families, downsizing or investors and those seeking a relaxed lifestyle close to nature, this home truly has it all.

Living here you are 10 minutes' drive to the airport with convenient access to the tunnel network linking the Northside to the Gold Coast and Western suburbs.

The location offers a great lifestyle, being only a short 300m walk to the local Kedron State Primary School and 300m walk to sporting fields and acres of parkland and access to Kedron Brook bikeway that stretches for over 22km.

Do not delay inspecting this family home, demand for this location is very strong. Contact Nathan Johnson today for a full property and building and pest report.











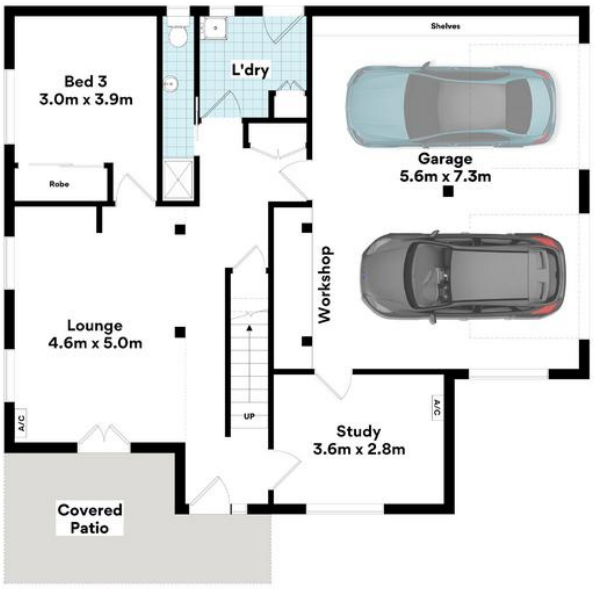
MORE DETAILS

Property ID	1F64F4N
Property Type	House
Land Area	400 m2
Including	Dishwasher
	Built-in-Robes
	Fully Fenced
	Water Tank

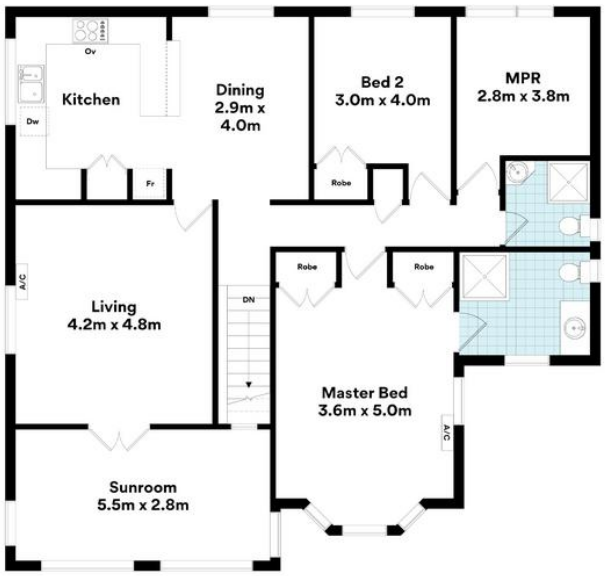
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GROUND FLOOR



UPPER LEVEL

1 Eleventh Ave, Kedron

FLOOR AREA SIZES

Internal 202.9m² | External 12.7m² | Garage/Workshop 48.7m² | **TOTAL 264.3m²**

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 primepixels.com.au

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