



1 Twelfth Avenue, Kedron

Charming Character Home with Modern Comforts, walk to Kedron Brook

Nestled in one of Brisbane's most sought-after pockets, this beautifully presented 3-bedroom, 2-bathroom character home blends timeless charm with contemporary living. Just a short stroll from Kedron Brook's scenic walking and cycling tracks, this residence offers the perfect balance of lifestyle, location, and comfort.

Step inside and be greeted by polished timber floors, high ceilings, and classic period features that create a warm and inviting atmosphere. The spacious open plan living and dining area flows seamlessly onto a rear covered deck, ideal for entertaining or relaxing while enjoying the leafy surrounds.

The modern kitchen features quality appliances, ample storage, and a breakfast bar for casual meals. Three bedrooms include a private main with ensuite and walk-in robe, while the additional bedrooms are serviced by a stylish main bathroom.

Outside, the fully fenced backyard offers space for kids and pets to play, with established gardens adding privacy and tranquillity.

3  2  2 

FOR SALE
OPEN TO OFFERS

AGENTS

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AGENCY

LJ Hooker Stafford
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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.

 **LJ Hooker**

Additional features include:

Air conditioning and ceiling fans throughout

Plantation style shutters

Free standing fireplace for cozy winter nights

Two carpark spaces and under-house storage

Solar System 5kw

Proximity to Kedron Brook enjoy serene walks, cycling, and outdoor activities along the beautiful Kedron Brook parklands.

Prime location, easy access to local shops and public transport, walk to Kedron State School, walk or short drive to the Padua precinct or buses direct to Nudge College and several other inner-city schools.

Close to cafes, and public transport

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 report.

MORE DETAILS

Property ID	1E6DF4N
Property Type	House
Including	Study
	Air Conditioning
	Toilets (1)
	Deck
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

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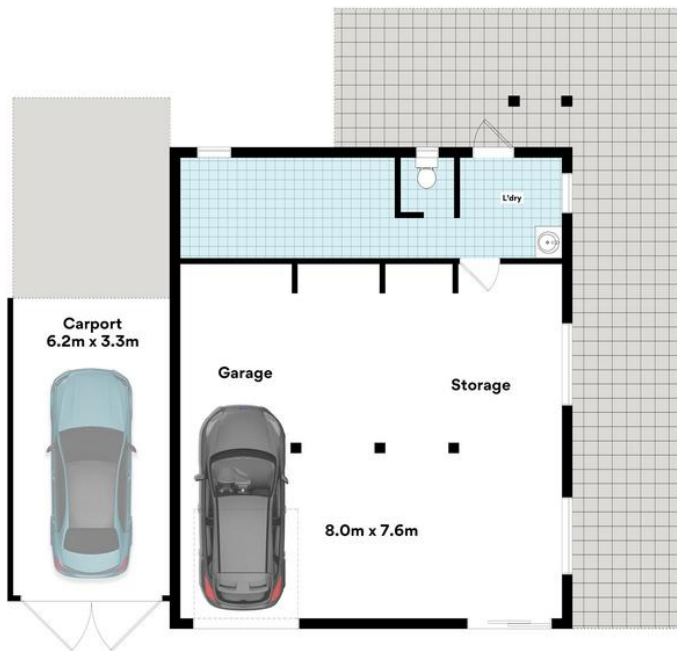
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GROUND FLOOR



FIRST FLOOR



1 Twelfth Ave, Kedron

FLOOR AREA SIZES

Internal 116.8m² | External 88.6m² | Garage/Storage 65.7m² | Carport 20.7m² | **TOTAL 291.8m²**

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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