



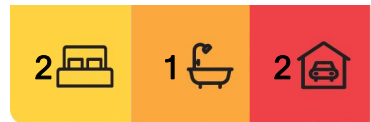
## Kedron, 15 Bristol Road

PERFECT RENOVATOR OR KNOCKDOWN/REBUILD OPPORTUNITY IN RARE BLUE CHIP POSITION!

Once in a lifetime opportunity - First time on the market in over 70 years!

Discover the potential at 15 Bristol Road, Kedron—a delightful highset Post War house nestled on a 405m2 block in an elevated and incredibly convenient location directly opposite the beautiful Bristol Park which offers expansive and leafy green space, playgrounds, cricket nets and picnic tables for families to enjoy.

The block offers the perfect site for your new dream home, or an amazing renovation opportunity for experienced renovators. There is incredible scope to renovate the house and transform it into something special, or simply knock down and rebuild your new dream home - the choice is yours! But please make no mistake - this project is ONLY for SERIOUS renovators or those happy to do plenty of work! It will require more than just paint and carpet...



**For Sale**  
Under Contract

**View**  
[ljhooker.com.au/38NMF1R](http://ljhooker.com.au/38NMF1R)

**Contact**  
**Joshua Waters**  
0417 800 991  
[jwaters@ljhooker.com.au](mailto:jwaters@ljhooker.com.au)



**LJ Hooker Aspley | Chermside**  
**(07) 3263 6022**

**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.

The 405m<sup>2</sup> block benefits from an elevated position which captures cool breezes and a wonderful views across to Bristol Park, yet is also relatively flat and features a 10.1m frontage and 40.7m depth (approximately), providing a wonderful parcel to either renovate or rebuild.

The existing Post War house features 2 light-filled bedrooms plus a large sunroom/office, 1 bathroom (with a separate toilet), spacious open plan living/dining room and generous kitchen with Tasmanian oak cabinetry and an abundance of storage space. The home features a large air-conditioner which can cool the whole of upstairs. There is a huge amount of secure space under the house including room for 2 cars plus additional space for a rumpus, workshop and secondary shower. The home's wonderful character features include high ceilings, ornate cornices, French doors and hardwood timber floors underneath the existing carpet.

The property includes front and back stairs, a sizable backyard perfect for children, pets and family gatherings and a garden shed.

Exceptional Convenience:

- \* Convenience at Its Best: Just 8km from Brisbane's CBD, experience the best of both worlds-peaceful suburban living with the city's vibrant lifestyle within easy reach.
- \* Shopping and Healthcare: You will have an array of retail, dining and café options at your fingertips with local shops just around corner and Westfield Chermside Shopping Centre just 5 minutes away. The nearby Prince Charles and St Vincent's Hospitals offer excellent healthcare facilities (perfect for hospital employees and investors).
- \* Transport Links: Express buses to the City are conveniently available within a short walk. The Clem7/Airport Link tunnels, a short 5-minute drive away, ensure quick access to the Airport, CBD, and all sides of Brisbane.
- \* Educational Excellence: A range of outstanding public and private schools are within close proximity, including both Wavell Heights State High School (500m), Our Lady of the Angels Catholic Primary School (650m) and Wavell Heights State Primary School (750m) within walking distance and Padua College and Mt Alvernia College within a 5 minute drive. There is also an array of quality childcare options nearby.

Whether you're interested in renovating, investing, or redeveloping, 15 Bristol Road provides limitless potential in a setting that offers both serene surroundings and exceptional convenience.

Don't miss out on this fantastic opportunity-contact Joshua Waters today to arrange a viewing and explore how you can make this property your own!



**LJ Hooker Aspley | Chermside**  
**(07) 3263 6022**

**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.

## More About this Property

<b>Property ID</b>	38NMF1R
<b>Property Type</b>	House
<b>Land Area</b>	405 m <sup>2</sup>
<b>Including</b>	Toilets (1)

**Joshua Waters 0417 800 991**

Sales Consultant and Registered Valuer | [jwaters@ljhooker.com.au](mailto:jwaters@ljhooker.com.au)

**LJ Hooker Aspley | Chermside (07) 3263 6022**

1359 Gympie Road, ASPLEY QLD 4034

[aspley@ljhooker.com.au](mailto:aspley@ljhooker.com.au) | [aspley.ljhooker.com.au](http://aspley.ljhooker.com.au)



**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.

**LJ Hooker Aspley | Chermside  
(07) 3263 6022**



Whilst every attempt has been made to ensure accuracy, Floor Plans are representative and should be used as a guide only **LJ Hooker**