







17 Yiada Street, Kedron

Generous 675m2 block in an elevated & sought-after Kedron pocket!

Positioned on Yiada Street, Kedron the home enjoys elevated suburban views, a solid post-war structure and a generous 675m² block. Whether you're looking to renovate, restore its original character or explore the potential to build your dream home this is an opportunity to create something truly special estate in one of Kedron's tightly held and highly sought-after pockets.

Conveniently located just over 7km from Brisbane CBD, the property combines space, practicality and outstanding lifestyle convenience in a welcoming neighbourhood surrounded by established family homes, friendly neighbours and newly built homes exceeding $3,000.000!

Inside, the home offers a spacious kitchen, an air-conditioned open-plan living and dining area, and three upstairs bedrooms. One bedroom also features a separate study, providing valuable flexibility for working from home, hobbies or additional storage.

Downstairs, you'll find two large lockable storage areas, a lockable garage and plenty of room for tools, equipment and household

3 1 3

FOR SALE
OFFERS OVER $1,275,000

AGENTS

Richard Mirosch
0414 512 776
richard.mirosch@ljhooker.com.au

Nathan Johnson
0434 101 821
nathan.johnson@ljhooker.com.au

AGENCY

LJ Hooker Stafford
(07) 3357 1888

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Interested parties must rely solely on their own enquiries.

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essentials. A small steel garden shed in the backyard adds further practicality, while the large landholding gives you plenty of outdoor space.

Enjoy the convenience of having everyday essentials, green spaces, schools and transport close at hand. Whether it's your morning coffee, a weekend walks in the park or the school run, with Padua Catholic School precinct only moments away, this location makes family living easy.

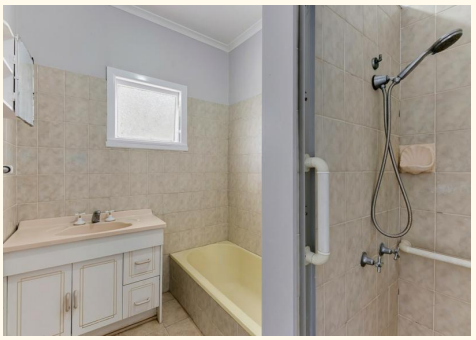
Property highlights include:
Generous 675m² block with a regular shape, approximately 16.9m frontage and 40.6m depth
Elevated position with suburban views
Solid post-war home, lovingly held by the same owners since 1959
Three upstairs bedrooms, including one with a separate sewing room or study
Spacious kitchen and air-conditioned open-plan living and dining area
Freshly sprayed and repointed roof, plus new carpet
Two large lockable storage areas downstairs
Lockable garage, additional steel garden shed and fully fenced yard
Excellent potential to renovate, personalise or explore future building possibilities, subject to approvals

Enjoy the Kedron Lifestyle:
Approximately a 2-minute walk to the popular Fuzzy Duck Café
Just streets from the upgraded Bradbury Park and its off-leash dog area
Convenient walking distance to the Mt Alvernia, St Anthony's and Padua private school precinct, plus Kedron Heights Child Care Centre
Bus services in the next street, with easy access to Gympie Road
Approximately 5 minutes by car to Prince Charles Hospital and St Vincent's Private Hospital
Approximately 7 minutes by car to Westfield Chermside and nearby boutique shopping centres
Approximately 10 minutes by car to Brisbane Airport
Convenient access to the tunnel network, connecting Brisbane's northside with the western suburbs and the wider motorway network

Whether you're a renovator, builder, investor or buyer looking for a home with future potential, 17 Yiada Street represents a rare chance to secure a sizeable block in an established Kedron location.











MORE DETAILS

Property ID	1FFWF4N
Property Type	House
Land Area	675 m2
Including	Air Conditioning Built-in-Robes

Richard Mirosch 0414 512 776
Executive Sales Agent | richard.mirosch@ljhooker.com.au
Nathan Johnson 0434 101 821
Sales & Marketing Consultant | nathan.johnson@ljhooker.com.au

LJ Hooker Stafford (07) 3357 1888
205 Stafford Road, STAFFORD QLD 4053
stafford.ljhooker.com.au | stafford@ljhooker.com.au

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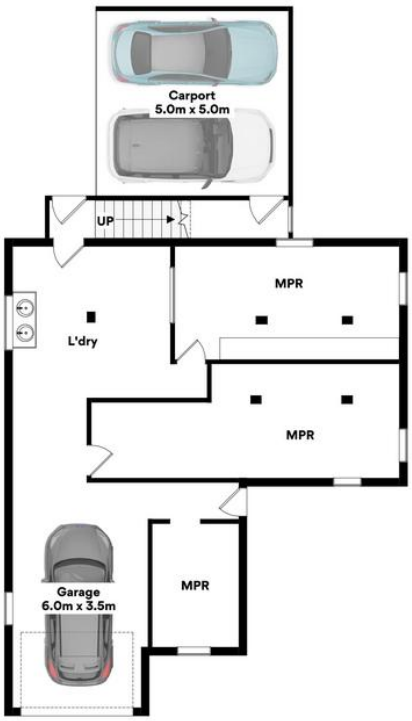
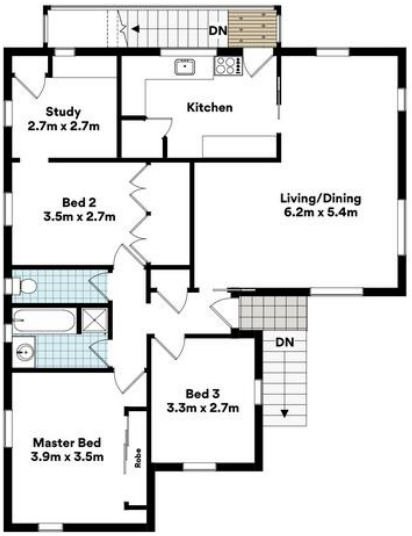


GROUND FLOOR



FIRST FLOOR

N North

17 Yiada St, Kedron

FLOOR AREA SIZES

Internal 198m² | External 10m² | Garage 24m² | Carport 25m² | **TOTAL 257m²**

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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