



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
OPEN TO OFFERS

VIEW
Sat 24th Oct @ 8:15AM - 8:45AM

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AGENCY
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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

Nathan Johnson 0434 101 821

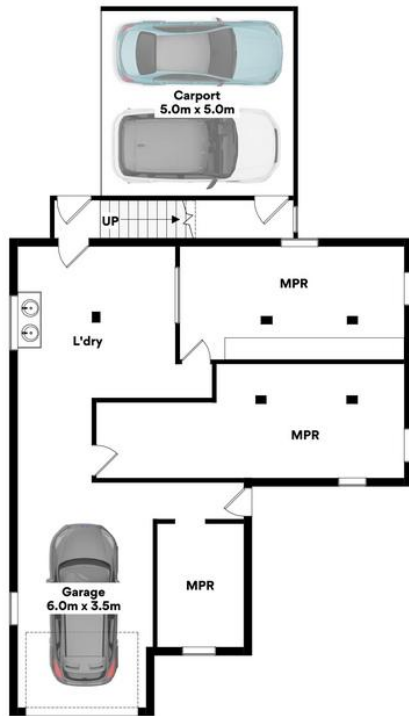
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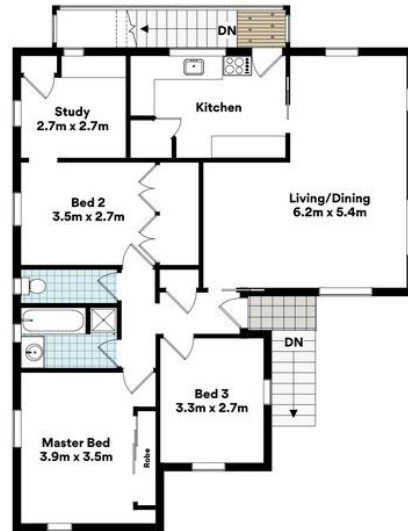
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GROUND FLOOR



FIRST FLOOR



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 primapixels.com.au

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