



21 Eleventh Avenue, Kedron

## Queenslander charm and modern family living




Located on Eleventh Avenue, Kedron with the ideal North / South aspect, capturing the area's breezes and warm natural light all year round. Living here you will be stepping into a perfect blend of traditional Queenslander charm and modern family living. This beautifully two-storey home offers the space, style, and comfort your family needs, with a spacious open-plan living area, a dedicated media room, and a detached teenagers retreat or home office for added privacy.

Four spacious bedrooms, generously sized, offering plenty of room for the whole family. Main bedroom with spacious ensuite, double shower, spa bath, twin vanity and plantation shutters. On the same level you have an additional living space that opens out to a covered front deck.

Teenagers retreat or home office, an ideal space for independent living, offering privacy and versatility for the teens in the family. This space is entered by double stacker glass doors that offer plenty of natural light and features air-conditioning and powder room.

Features:

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.

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**FOR SALE**  
\$2,250,000

### AGENTS

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### AGENCY

LJ Hooker Stafford  
(07) 3357 1888

 **LJ Hooker**

- Open-plan living area, a light-filled, inviting space that flows effortlessly into the dining and kitchen areas perfect for entertaining and family time.
- Dedicated media room set up for movie nights or cozy weekend get-togethers, this media room adds an extra level of comfort and relaxation.
- Fully fenced, landscaped yard a beautifully manicured garden with two water tanks and garden shed, the yard is private, secure, and perfect for kids and pets to play.
- Queenslander charm timeless high ceilings, polished timber floors, and Travertine stone tiles bring traditional design details that make this home so special.
- Modern kitchen fully equipped with induction cooktop, walk-in pantry, European appliances and a large Caesar stone island bench perfect for busy family life.
- Crimsafe security doors, monitored alarm system, air-conditioning and ceiling fans throughout the home and outdoor area.
- 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.
- Electric driveway gate, side access for additional car spaces, boat, caravan or trailer, and easy access for installing a pool

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.

Residents of the Avenues love the ease and location of this family-oriented community, closeness to shops, cafes and direct public transport to the CBD.

The location offers a great lifestyle, being only a short 200m 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 1DVVF4N  
Property Type House  
Land Area 607 m2  
Including Air Conditioning  
Alarm  
Deck  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced  
Water Tank

**Nathan Johnson 0434 101 821**

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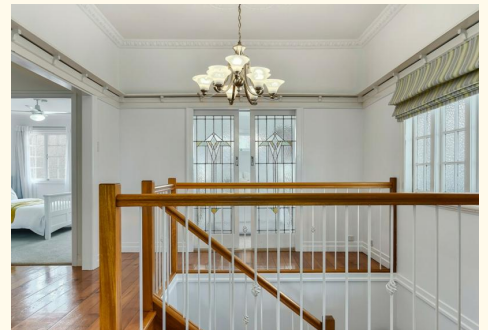
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GROUND FLOOR



FIRST FLOOR

## 21 Eleventh Ave, Kedron



### FLOOR AREA SIZES

Internal	280.9m <sup>2</sup>
External	60.5m <sup>2</sup>
Garage/Storage	23.7m <sup>2</sup>
<b>TOTAL</b>	<b>365.1m<sup>2</sup></b>

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