



Kedron, 24 Fourteenth Avenue

EXECUTIVE FAMILY LIVING IN THE AVENUES

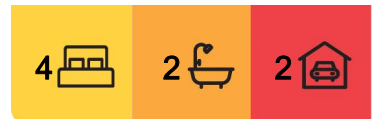
The Avenues pocket of Kedron is located a short 6.5km from the City, making this area highly sought after by families seeking a friendly community in close distance to the Kedron Brook Parklands, Kedron State School and a variety of private schools in the Padua precinct.

Maintained to the highest standard with luxurious and superior finishes throughout, nothing has been overlooked. Upon entry you are greeted with soaring ceilings, media lounge and home office.

The centre point of the home is an open plan kitchen, dining and living area. Enjoy being creative in the large chefs kitchen with a 900mm free standing gas stove, butlers pantry and European appliances. Spend the mornings relaxing and peruse the papers with a coffee sitting at your expansive 40mm stone island benchtop which gives you uninterrupted views of the kids playing in the back yard.



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.



For Sale
OFFERS OVER \$1,995,000

View
ljhooker.com.au/1DBHF4N

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

LJ Hooker Stafford
(07) 3357 1888

The design of this large family home has been beautifully created to incorporate a third downstairs living area that faces north and soaks in the winter sun all day long. With a covered alfresco space also facing north, you will be entertaining all year round with your backdrop being the landscaped yard with a lush mature hedge bordering the boundary.

Upstairs offers the master suite complete with private balcony, walk in robe and a spacious ensuite with double shower. Separated by a fourth living area or kids retreat are three well sized bedrooms all with built-in robes.

Features include:

- Four spacious bedrooms with built in-robes & ceiling fans
- Home office
- Two Bathrooms, 1 powder room
- Ducted air-conditioning throughout
- NBN connected
- Four living areas
- Shutters and screens
- Butlers pantry with ample storage
- Spacious laundry with additional storage
- Secure entrance fitted with electric gate & alarm
- Double lock up garage with access to the yard
- Solar system
- 5000ltr water tank for garden irrigation
- Landscaped & established gardens
- Structural provisions in place for a pool
- Fully fenced and secure yard
- Previously rented \$1,300pw

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 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.



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More About this Property

Property ID	1DBHF4N
Property Type	House
Land Area	579 m2
Including	Ensuite Study Toilets (3) Balcony Dishwasher Built-in-Robes Fully Fenced Remote Garage Solar Panels Water Tank

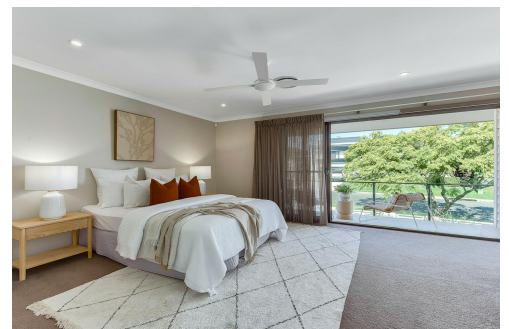
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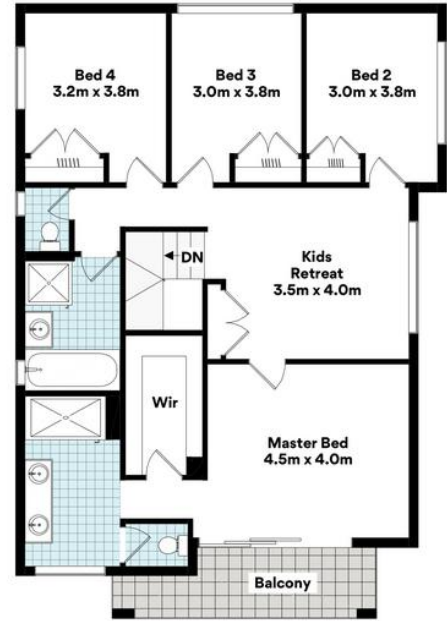


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GROUND FLOOR



FIRST FLOOR



24 Fourteenth Ave, Kedron

FLOOR AREA SIZES

Internal 291m² | External 24m² | Total 315m²

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