



28 Kate Street, Kedron

## PERFECT QUEENSLANDER WITH DUAL LIVING OPTIONS!

Positioned within one of Kedron's most tightly held pockets, this traditional character residence presents an exceptionally rare opportunity to secure a genuine dual-let investment in the heart Kedron. Homes of this nature seldom come to market, particularly those that combine classic character appeal with fully self-contained accommodation across two levels.

Set on a generous parcel with expansive on-site parking, the property comprises two separate residences, each offering two bedrooms, one bathroom, and a well-proportioned kitchen. The configuration provides flexibility for investors seeking dual income, extended families requiring separation, or buyers looking to occupy one level while leasing the other.

Upstairs retains the warmth and charm expected of a traditional character home, enhanced by polished timber flooring, VJ panelled walls, and generous proportions throughout. The living and dining area is notably expansive, flowing seamlessly to a covered deck that captures breezes and overlooks the rear yard. The kitchen is spacious and functional, positioned centrally to service both everyday living and entertaining.

4 2 5

**FOR SALE**  
OPEN TO OFFERS

**VIEW**  
Sat 21st Feb @ 8:30AM - 9:00AM

**AGENTS**  
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**AGENCY**  
LJ Hooker Stafford  
(07) 3357 1888

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Interested parties must rely solely on their own enquiries.

**LJ Hooker**

Downstairs mirrors the practicality of the upper level, also comprising two bedrooms, a bathroom, and a full kitchen, along with a comfortable living and dining zone. With similar internal sizing across both levels, the design ensures each residence feels complete and independent rather than secondary.

Externally, the home continues to impress with extensive parking capacity rarely seen in properties of this era. A large garaged carport and additional two-car shed at the rear allow for accommodation of up to five vehicles, enabling each residence to benefit from substantial dedicated parking.

Located within one of north Brisbane's most desirable precincts, moments from parklands, local cafés, transport, and some of the area's most highly regarded schools, this is more than a property purchase. It is an opportunity to secure a unique, income-producing character home in a blue-chip Kedron address where opportunities of this calibre are exceptionally scarce.

#### FEATURES:

- Traditional character residence configured as dual-let property.
- Two fully self-contained levels with independent access.
- Upper level comprising 2 bedrooms and 1 bathroom.
- Lower level comprising 2 bedrooms and 1 bathroom.
- Spacious kitchens servicing each residence.
- Expansive upstairs living and dining area.
- Covered upper-level deck overlooking rear yard.
- Polished timber flooring and VJ paneled walls upstairs.
- Large garaged carport providing substantial covered parking.
- Additional two-car shed positioned at the rear.
- Accommodation for up to five vehicles on-site.
- 5KW solar system to help reduce costs.
- Fly screens throughout the home, with security screens at the front and rear doors.
- Located within the highly sought-after Kedron precinct.
- Rare investment opportunity with dual income potential.

Properties that present this much value are rarely seen in today's market, don't hesitate call Dean & Harry today for the sales report and rental appraisal.

## MORE DETAILS

Property ID	1EM1F4N
Property Type	House
Land Area	607 m2
Including	Study
	Air Conditioning
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

**Dean Hamilton 0400 799 447**

Independent Contractor - Dean H Pty Ltd |  
dean.hamilton@ljhooker.com.au

**Harry Harris**

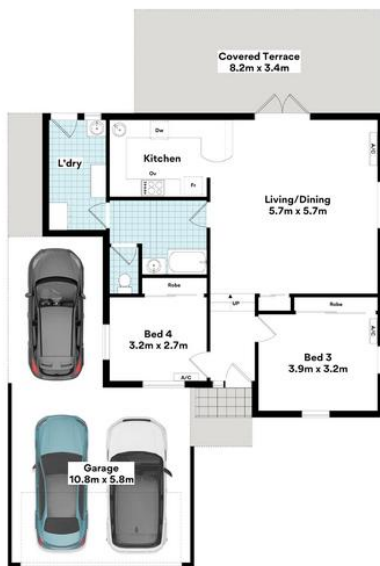
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GROUND FLOOR



FIRST FLOOR

28 Kate St,  
Kedron



#### FLOOR AREA SIZES

Internal	186.6m <sup>2</sup>
External	71.1m <sup>2</sup>
Garage	50.9m <sup>2</sup>
Garage/Shed	35.2m <sup>2</sup>
<b>TOTAL</b>	<b>343.8m<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.

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