

29 Goodall Street, Kedron

## Dream Two-Level Queenslander in Padua Precinct - Renovated & Dual Living Ready

Perfectly positioned on a leafy street in one of Kedron's most desirable pockets, this beautifully refurbished two-level Queenslander offers incredible street appeal, a level 604sqm block and a wonderful floorplan that caters perfectly to large families or those wanting dual living.

A front staircase leads to a wide veranda that captures sunshine and a lovely leafy suburban outlook. Enter the home and instantly feel the classic charm of the high 10-foot ceilings, VJ walls, fretwork, French doors, timber casement windows, brass fittings and wide pine floorboards.

The open plan living/dining area has spacious proportions, adjoins the kitchen and flows out effortlessly to the covered deck. The refurbished kitchen has serious "WOW" factor with its rich royal blue cabinetry, stone benchtops and quality appliances.

The covered rear deck is the ultimate entertainer's space and can easily accommodate a large table and outdoor lounge. It overlooks

3 2 3

### FOR SALE

For Sale Now

### VIEW

Thu 14th May @ 4:45PM - 5:15PM

### AGENTS

Daniel Waters  
0412 847 849  
dwaters@ljhooker.com.au

### AGENCY

LJ Hooker Aspley | Chermside  
(07) 3263 6022

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.

LJ Hooker

the backyard and has a staircase leading down.

There are 3 sizable bedrooms upstairs, plus a recently refurbished bathroom with shower, vanity and quality tiles.

The self-contained downstairs area provides a huge open plan family/dining area (legal height), 2 large multi-purpose rooms (bedroom options), a luxurious bathroom (separate bath and shower), plus a contemporary kitchenette. This area is set up for dual living, those working from home or families who just want space and separation.

Families and avid gardeners will appreciate the level backyard with easy side access. There is a double carport, plus a detached shed (4x8m approx.).

Goodall Street is a quiet tree lined street filled with quality homes and only short walking distance to the Padua School Precinct. Brisbane's best café "Farm House" is just around the corner and access to the Airport Link and Clem 7 Tunnels is within minutes of the home. This is a safe and incredibly private location, yet is conveniently positioned within 10 minutes of Westfield Chermside and Prince Charles/St Vincents Hospitals, and is just 7 kilometres from the CBD.

Homes in this location and of this calibre don't come available very often, so we encourage you to inspect without delay. Special features of this property include:

- A level 604sqm block with an expansive 19.6 metre frontage. The home has wonderful street appeal and is set behind a charming white picket fence.
- Front steps lead to a wide front veranda and entrance
- Enter the home and instantly feel the classic charm of high 10-foot ceilings, VJ walls, fretwork, French doors, casement windows and wide pine floorboards
- 3 sizeable bedrooms upstairs
- The open plan living/dining area adjoins the kitchen and seamlessly opens out to the deck via beautiful bifold timber doors
- A chic modern kitchen with royal blue cabinetry, stone bench tops, an abundance of drawers and a servery window to deck. Quality appliances include a 5 burner gas cook top, dish drawer dishwasher, Samsung double door fridge, wall oven and integrated microwave.
- The large, covered deck is the dream relaxation and entertaining space, and overlooks the perfect family backyard
- A refurbished bathroom on each level. The luxe bathroom downstairs has floor to ceiling tiles, bath, shower and toilet.
- The expansive downstairs area offers 2 multi-purpose rooms (additional bedroom options), a huge open-plan family/dining area (legal height), kitchenette and laundry. Downstairs is self-contained and ideal for dual living or those that work from home.
- The home offers the dream backyard (fully fenced) with a level lawn and tastefully landscaped gardens
- A detached 4x8m shed with roller door provides additional vehicle accommodation or a workshop space
- A double carport provides excellent vehicle accommodation and drive-through access to the backyard
- " Walking distance to the Padua School Precinct (Padua College, Mt Alvernia and St Anthony's) and Farm House Café. Just minutes to the tunnels, Westfield Chermside and Hospitals.

An inspection of this fabulous property will not fail to impress. A unique offering, this property offers a fantastic parcel of prime real estate with a classic Queenslander home offering incredible appeal and space over two levels. Contact Daniel Waters now to arrange your viewing.

## MORE DETAILS

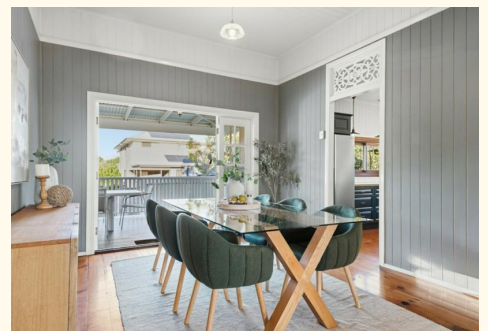
Property ID 3C9AF1R  
Property Type House  
Land Area 604 m2  
Including Study  
Air Conditioning  
Toilets (2)  
Balcony  
Deck  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Liveability

### **Daniel Waters 0412 847 849**

Business Owner, Sales Consultant and Registered Valuer |  
dwaters@ljhooker.com.au

### **LJ Hooker Aspley | Chermside (07) 3263 6022**

1359 Gympie Road, ASPLEY QLD 4034  
aspley.ljhooker.com.au | aspley@ljhooker.com.au





29 Goodall St, Kedron QLD 4031, Australia

TOTAL APPROX. FLOOR AREA 201 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.