



44 Twelfth Avenue, Kedron

Landmark Queenslander On 810m2 Where Character & Lifestyle Come Together

Located in the most prestigious Kedron Avenue setting, 44 Twelfth Avenue is a rare opportunity to secure a beautifully renovated, substantial family home on 810m² boasting a 20m frontage. Positioned high on Twelfth Avenue with an elevated outlook and northern aspect capturing warm natural light and bay breezes for you to enjoy all year round. This is a property that invites you to entertain, gather the family and make the most of everything a Queenslander lifestyle has to offer.

Exceptional homes of this size, scale and location rarely come to market. Living here you are just moments from the leafy surrounds of Kedron Brook, Kalinga, Wooloowin and several other premier inner-northern suburbs. This magnificent Queenslander delivers an exceptional combination of timeless period character, contemporary comfort and an enviable outdoor lifestyle.

Upon entry you are greeted with soaring 3.3m ceiling heights, decorative ceilings, spotted gum hardwood flooring and generous proportions that unfold across three bedrooms, two bathrooms,

6 4 3

FOR SALE
Offers over $3.4m due by 17 November

VIEW
Sat 14th Nov @ 11:30AM - 12:00PM

AGENTS

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

Lucy West
0422 175 322
lucy.west@ljhooker.com.au

AGENCY

LJ Hooker Stafford
(07) 3357 1888

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powder room and study nook. The beautiful appointed kitchen featuring Franke appliances, 900mm induction cooktop and Zip instant hot water tap has been designed as a feature and centre point of the home. The expansive dining, living and sitting areas combine to provide you with the absolute luxury of family living.

The main bedroom is a true private retreat, complete with a generous walk-in robe with stone top cabinetry and beautifully appointed ensuite and powder room and study nook. Designed with separation this area is private and offers views through to the city.

The lower level offers you dual living and additional living space. There are three bedrooms and two bathrooms on the lower level with kitchenette featuring a Franke oven and dishwasher. With multiple large indoor and outdoor spaces providing remarkable flexibility for growing teenage families, guests and those seeking additional space for work or recreation.

Designed for the true entertainer, the home transitions effortlessly outdoors to an expansive covered alfresco entertaining area with French laid travertine stone tiles, overlooking the sparkling in-ground swimming pool and beautifully landscaped gardens. The expansive grounds provide space rarely available this close to Brisbane's centre. A long private driveway over 30 metres of space that offers additional off-street parking, access for caravans or boats and doubles as a secure area for children to play, ride bikes, scooters and much more.

Property highlights:
Rare 810m² holding across two lots
Six generous bedrooms with built-in robes
Four beautifully appointed bathrooms
Three bedrooms and two bathrooms on each level
Genuine dual-living and multi-generational capability
Two separate living and entertaining zones
Full-size main kitchen with hand-painted 2pac cabinetry and stone benchtops
Second kitchenette with oven, dishwasher and refrigerator space
Two dedicated study nooks
Spotted gum hardwood flooring
High ceilings and decorative period detailing
Ducted air conditioning managed through MyAir
Ceiling fans throughout
Resort-style in-ground swimming pool
Large covered alfresco entertaining area
Spacious laundry with extensive built-in storage and private drying area
Solar panels
Three water tanks servicing garden irrigation
Long private 30 metre driveway, perfect area for children to play with
Excellent additional space for caravans, boats and trailers
Seperate shed for bikes, sport equipment and yard tools

The location is equally impressive. Enjoy a short walk to Kedron Brook's extensive parklands, walking and cycling paths, while remaining within easy reach of Kalinga, Wooloowin and Brisbane's sought-after inner-north precincts.

Families will appreciate being within walking distance of local primary and secondary schools and the Padua precinct, together with convenient bus connections to leading Brisbane schools including Brisbane Grammar, Gregory Terrace, Nudgee College and St Margaret's.

Royal Brisbane and Women's Hospital, The Prince Charles Hospital and Brisbane Airport are all readily accessible, with excellent tunnel and motorway connections to the CBD, Gold Coast, western suburbs

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and Sunshine Coast.

Inspection is essential to appreciate the scale, character and lifestyle this premiere residence has to offer. Please contact Nathan Johnson 0434 101 821 or Lucy West 0422 175 322 to arrange a private inspection.

MORE DETAILS

Property ID	1FECF4N
Property Type	House
House Size	647 m2
Land Area	810 m2
Including	Pool
	Courtyard
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Solar Panels
	Water Tank







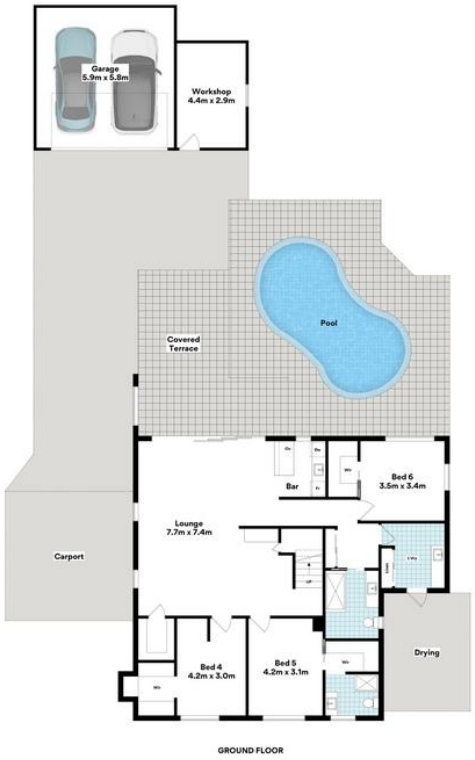




Nathan Johnson 0434 101 821
Sales & Marketing Consultant | nathan.johnson@ljhooker.com.au
Lucy West 0422 175 322
Sales & Marketing Consultant | lucy.west@ljhooker.com.au

LJ Hooker Stafford (07) 3357 1888
205 Stafford Road, STAFFORD QLD 4053
stafford.ljhooker.com.au | stafford@ljhooker.com.au

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GROUND FLOOR



FIRST FLOOR

44 Twelfth Ave, Kedron



FLOOR AREA SIZES

Internal	334.9m²
External	231.7m²
Garage	36.8m²
Workshop	14.3m²
Carport	29.3m²
TOTAL	**647.0m²**

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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LJ Hooker