



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, Woolloowin 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

Sale By Negotiation

VIEW

Thu 8th Oct @ 5:00PM - 5:30PM

AGENTS

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Interested parties must rely solely on their own enquiries.



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 offers additional off-street parking and doubles as a secure area for children to play.

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 driveway with excellent additional parking

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, Woolloowin 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 and Sunshine Coast.

Inspection is essential to appreciate the scale, character and lifestyle

this premiere residence has to offer.

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

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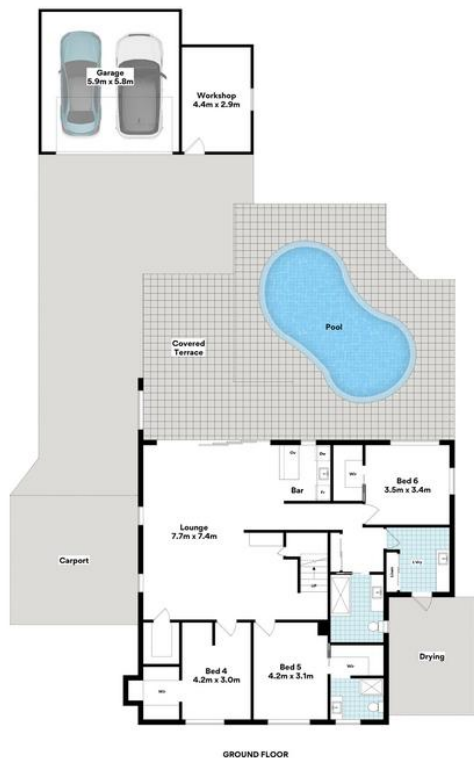
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44 Twelfth Ave, Kedron



FLOOR AREA SIZES

Internal	334.9m ²
External	231.7m ²
Garage	36.8m ²
Workshop	14.3m ²
Carport	29.3m ²
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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