







Kedron, 47 Edinburgh Castle Road

The North Brisbane Hotspot with DUAL LIVING!!

3 2 2

For Sale
Under Contract

View
ljhooker.com.au/BRYZF2S

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Welcome to 47 Edinburgh Castle Road, Kedron, where opportunity and potential converge on a spacious 708m2 lot boasting a generous 17m frontage. Amidst a neighbourhood witnessing a surge of modern dwellings, this property stands as a canvas for your vision: renovate, revitalise, or create a new home tailored to your desires.

The allure of this property extends beyond its expansive dimensions. It presents a rare opportunity for dual living or supplementary income, courtesy of a self-contained granny flat downstairs. This additional space comprises a fully equipped kitchen, a bathroom, a living area, and a versatile multi-purpose room with built-in wardrobes, offering flexibility and functionality to accommodate diverse lifestyles or rental opportunities.

Entering the main dwelling upstairs, you're greeted by a light-filled sanctuary. A spacious living and dining area seamlessly flows into a functional kitchen adorned with ample cupboard and bench space. Three generously proportioned bedrooms await, including a

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master bedroom boasting built-in wardrobes. The bathroom, complemented by a separate toilet, ensures convenience and comfort for the household.

Character abounds within, with timber floors lending warmth and charm, while ornate plaster ceilings and cornices add a touch of timeless elegance to the home. An additional room, though not legally high, offers versatility as a nursery, child's playroom, study, or storage area, catering to your family's evolving needs.

Outside, the expansive rear gardens beckon, providing a canvas for outdoor entertainment, relaxation, or potential expansion. With a double carport on the front and side access to the rear of the block, convenience and accessibility are assured.

Beyond the boundaries of this property lies a vibrant community hub. Excellent educational institutions such as Kedron State School and Wavell State High School are within walking distance, ensuring quality education for the younger members of the household. Retail therapy awaits at Westfield Chermside, just a stone's throw away, while local shopping precincts and Coles are conveniently accessible on foot. Seamless connectivity to public transport further enhances the appeal of this prime location, facilitating effortless commutes to Brisbane's CBD and beyond.

In summary, 47 Edinburgh Castle Road presents an enticing proposition for astute buyers seeking a versatile property with potential, nestled in the heart of Kedron's coveted locale. Whether you want to renovate, rebuild, or capitalise on dual living opportunities, this residence is ready to fulfil your aspirations and accommodate your lifestyle needs.

At A Glance:

3 bed, 2 bathroom home
Granny flat below (not legal height)
Double carport and additional storage space
Lovely character features such as ornate ceilings
Big block gives plenty of modern build options
Minutes to everything
Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

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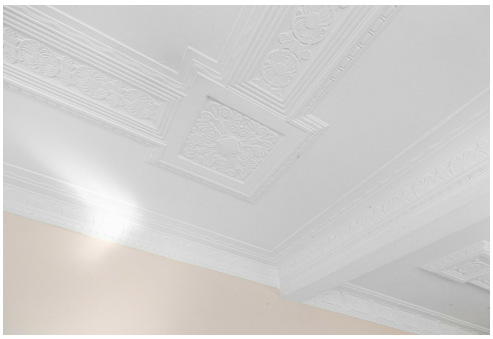
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More About this Property

Property ID	BRYZF2S
Property Type	House
Land Area	708 m²
Including	Toilets (3) Outdoor Entertaining

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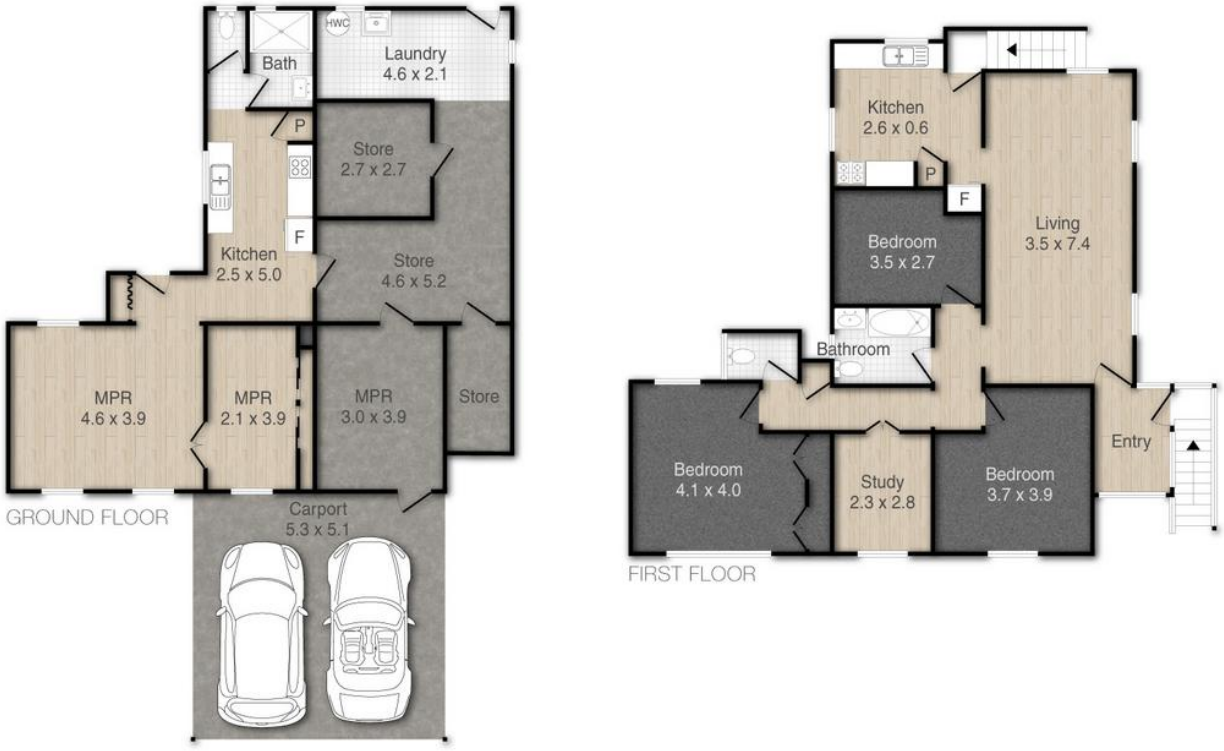




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