



Kedron, 63 Twelfth Avenue

FAMILY HOME ON LARGE BLOCK IN THE AVENUES !

This beautifully designed brand new 5-bedroom family home with two ensuited bedrooms is located in a prime location in the highly desirable Kedron Avenues. Set on a spacious 607sqm block, this stunning residence features soaring 3.3m ceilings to living, luxurious finishes, and thoughtful design, perfect for a growing family. You'll be captivated by its elegant interiors, landscaped family-friendly gardens, and a sparkling in-ground pool-all ready for you to enjoy.

The ground floor welcomes you with a fresh, modern color palette and an expansive open-plan living area bathed in natural light. Timber floors flow through the spacious living and dining zones, complemented by a multi-purpose room (MPR) that adapts to your needs. The stylish kitchen impresses with a large island stone benchtop, premium Smeg appliances, including a 900mm induction cooktop, double wall ovens, and dishwasher. Practicality shines here, with a well-appointed butler's pantry, mudroom, and laundry.



For Sale
OFFERS OVER \$2,695,000

View
l.jhooker.com.au/1CJUF4N

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Designed for seamless indoor-outdoor living, a covered al fresco area is perfect for entertaining family and friends. Children and pets will love the fully fenced, level backyard with manicured gardens and a stunning glass-framed pool.

An additional ensuited bedroom with a walk-in robe on the ground floor offers ideal accommodations for guests or extended family members.

Upstairs, a sizeable second living area is accompanied by an ensuited master bedroom, boasting, freestanding bath, a walk-in robe and a private balcony. Three additional double bedrooms fitted with built-in robes are serviced by a well-appointed main bathroom.

Benefiting from a secure double garage and an abundance of storage, the residence also includes ducted air-conditioning and ceiling fans.

Positioned within the sought after Kedron Brook with over 22 acres of sporting fields and cycle paths, short drive or walk to the Padua Precinct plus the added convenience of major Shopping Centres, numerous Cafes, restaurants, excellent Schools, parks, public transport and Brisbane's tunnel network all at your doorstep, the location here is second to none.

Don't miss the opportunity to inspect today.

Call Richard Mirosch or Nathan Johnson for further details.

More About this Property

Property ID	1CJUF4N
Property Type	House
House Size	360 m2
Land Area	607 m2
Including	Toilets (4) Pool Balcony Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

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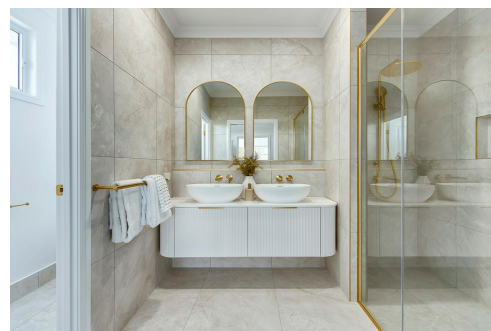
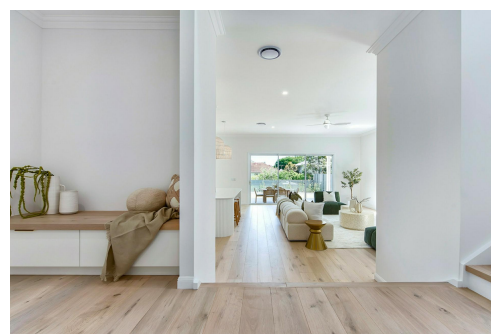
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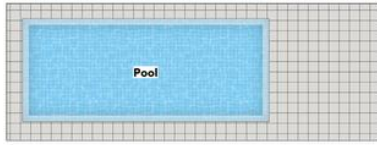
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GROUND FLOOR



FIRST FLOOR

63 Twelfth Ave, Kedron



FLOOR AREA SIZES

Internal	288.9m ²
External	92.5m ²
Garage/Storage	37.7m ²
TOTAL	419.1m²

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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