



64 Araluen Street, Kedron

Add a Granny Flat, Renovate or Rebuild on 680m²

Located minutes from Bradbury Park, this much loved and family three bedroom post-war home is hitting the market for the first time in 43 years and ready to be yours!

Whether you're looking to renovate the existing home or build something brand new, this block offers endless possibilities. The large 680m² and generous frontage allows for a variety of design options, including modern family homes ideally suited for a lowset.

Boasting a generous 16-metre frontage, this property offers ample space for a renovation, add a granny flat or complete rebuild, making it the perfect canvas for your vision.

Gently sloping 680m² block with 16m frontage
 16 meters, providing excellent development potential and street appeal
 Ideal for a knockdown rebuild or renovation with good side access for a granny flat
 Open plan living and dining
 Ceiling fans throughout
 One car lockup garage / shed and carport, under house storage

3 1 2

FOR SALE

Offers over \$1,295,000

VIEW

Sat 21st Feb @ 10:00AM - 10:30AM

AGENTS

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

AGENCY

LJ Hooker Stafford
 (07) 3357 1888

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

Renovate the kitchen and bathroom
Only 7km to Brisbane CBD and easy access to airport
Short drive to Westfield Chermside and only 1.5km to Prince Charles hospital

Situated in an elevated position, just minutes to local schools, parks, cafes, and shopping hubs. Transport options, are also nearby for ease of commute.

This is an exciting opportunity to secure a property in a rapidly appreciating area. Kedron continues to be a highly desirable suburb, with strong growth potential, making this a perfect investment for the future.

For the property report, please contact Nathan Johnson 0434 101 821

MORE DETAILS

Property ID	1EGNF4N
Property Type	House
Land Area	680 m2
Including	Balcony
	Built-in-Robes
	Fully Fenced

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LJ Hooker Stafford (07) 3357 1888

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FLOOR AREA SIZES

Internal	164.2m ²
External	35.1m ²
Carport	14.2m ²
Shed	21.8m ²
TOTAL	235.3m²

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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