



66 Araluen Street, Kedron

## Add a Granny Flat, Renovate or Rebuild on 680m<sup>2</sup>

Whether you're looking to renovate the existing home or build something brand new, this block offers endless possibilities. The large 680m<sup>2</sup> 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 680m<sup>2</sup> block with 1.5m fall from front to back
- 16 meters, providing excellent development potential and street appeal
- Ideal for a knockdown rebuild or renovation with good side access for a granny flat
- Spacious open plan living and dining
- 2 car lockup garage and storage under
- Renovate the kitchen and bathroom
- Only 7km to Brisbane CBD and easy access to airport
- Short drive to Westfield Chermshire and only 1.5km to Prince Charles hospital

Situated in an elevated position, just minutes to local schools, parks,

3 1 2

### FOR SALE

Offers

### AGENTS

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### AGENCY

LJ Hooker Stafford  
(07) 3357 1888

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cafes, and shopping hubs. Transport options, including bus and rail, 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.

## MORE DETAILS

Property ID	1DYKF4N
Property Type	House
Land Area	680 m2
Including	Toilets (1)

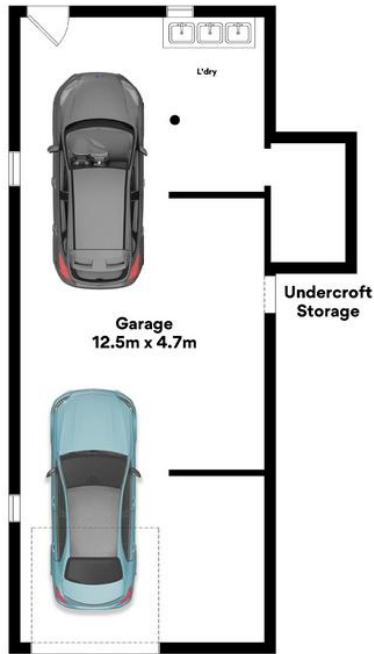
**Richard Mirosch 0414 512 776**

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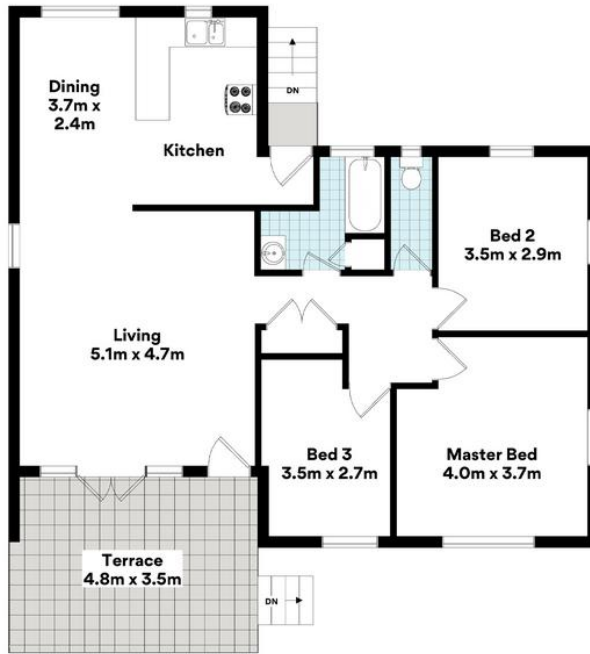
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GROUND FLOOR



FIRST FLOOR



66 Araluen St, Kedron

FLOOR AREA SIZES

Internal 102.2m<sup>2</sup> | External 18.1m<sup>2</sup> | Garage/L'dry 73.6m<sup>2</sup> | TOTAL 193.9m<sup>2</sup>

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. These plans are for representation purposes only. Provided by primerepels.com.au

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