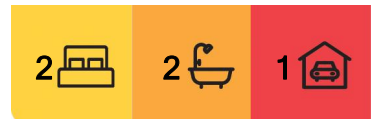




## Kedron, 3/20 Brookfield Road

### MODERN AFFORDABLE TOWNHOUSE !!



Entertain, relax and enjoy this lovely 2 bedroom, 2 bathroom townhouse. Situated in a small boutique complex of only 4, boasting an open plan light filled floor plan with private courtyard. There is so much to love in this modern townhouse in this sought after suburb.

- Small boutique complex of 4
- Light filled open plan lounge and dining area
- Large rear private 66m<sup>2</sup> courtyard
- Both bedrooms have ensuite bathrooms and deck of main.
- Air conditioning to the living and master bedroom
- Powder room and laundry down
- Thoughtfully designed kitchen with dishwasher
- Fully fenced private courtyard
- Single lock up garage with remote
- Blinds and security throughout

**For Sale**  
OFFERS

**View**  
[ljhooker.com.au/1CW2F4N](http://ljhooker.com.au/1CW2F4N)

**Contact**  
**Richard Mirosh**  
0414 512 776  
[richard.mirosh@ljhooker.com.au](mailto:richard.mirosh@ljhooker.com.au)



**LJ Hooker Stafford**  
**(07) 3357 1888**

**Disclaimer:** 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.

- Body corporate fees at \$3125 per annum with \$29,373.09 in sinking fund as of 31/10/24
- Currently rented at \$620 per week
- Walk to cafes including the multi award winning Farmhouse Cafe

Living in this Blue Chip suburb allows you to walk to Saint Anthony's, Padua, Mount Alvernia Colleges and child care. For the astute investor this will tick all the boxes with an array of great public schools including being in the Kedron State High School & Stafford State Primary School catchments, as well as being only a short drive to Westfield Chermside, Stafford City and Coles Kedron with easy access to public transport & Brisbane's tunnel network. Close by to acres of parkland at Bradbury Park or along the Kedron Brook and its kilometres of bike and walking paths, a better location is hard to find.

After 25 years the decision has been made to sell. Don't wait, capitalise on this rare opportunity and secure this lovely affordable townhouse is the perfect entertainer.

## More About this Property

<b>Property ID</b>	1CW2F4N
<b>Property Type</b>	Townhouse
<b>House Size</b>	113 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

**Richard Mirosch 0414 512 776**  
Principal | richard.mirosch@ljhooker.com.au

**LJ Hooker Stafford (07) 3357 1888**  
205 Stafford Road, STAFFORD QLD 4053  
stafford.ljhooker.com.au | stafford@ljhooker.com.au

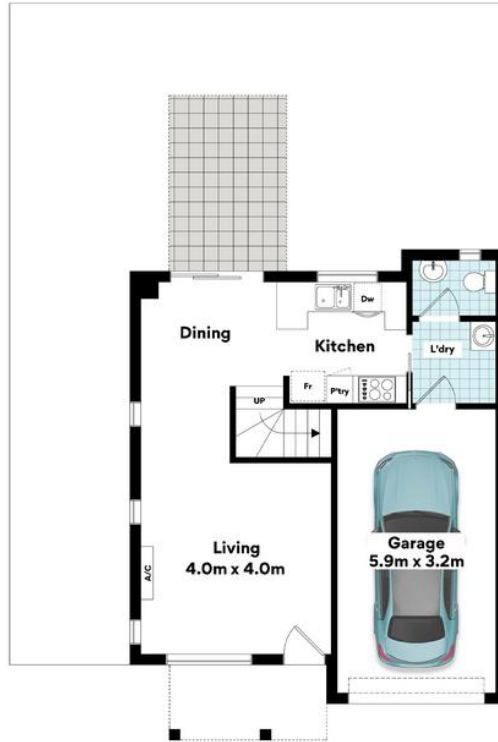


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FIRST FLOOR



GROUND FLOOR

3/20 Brookfield Rd,  
Kedron



**FLOOR AREA SIZES**

Internal 113m<sup>2</sup> | External 18m<sup>2</sup>

**TOTAL 131m<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 primepixels.com.au