

4/24 Sadlier Street, Kedron




## QUIET COMPLEX OF FOUR, NORTHERN ASPECT!!

Positioned at the rear of a quiet complex of four, this townhome has a large open plan design, hardwood timber floors, high ceiling and a spacious outdoor entertaining area with additional area for pets or children to play.

With a northern aspect and filled with natural light and cooling breezes, the residence features a generous floorplan, modern in design that offers the space and lifestyle of a standalone home. Conveniently located just over 6.5km from the CBD, it presents an exceptional opportunity for couples, families, downsizers, and investors.

The ground floor is designed for relaxed living and effortless entertaining, with a bright, air-conditioned open-plan living and dining area flowing into a well-appointed kitchen that offers space and casual dining.

Upstairs, you'll find three spacious, light-filled bedrooms with built-in robes, plus two bathrooms including a private ensuite off the master. All bedrooms feature blackout shutters, carpet and ducted air-conditioning.

3  2  1 

**FOR SALE**  
OPEN TO OFFERS

### AGENTS

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### AGENCY

LJ Hooker Stafford  
(07) 3357 1888

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

## Property Highlights:

Peaceful rear position in a boutique complex of four  
Natural light-filled open-plan living with hardwood floors and air-conditioning  
Modern kitchen with lots of bench space, and dishwasher  
Zip tap, hot, filtered and sparkling water  
Private courtyard perfect for outdoor entertaining  
Three bedrooms with built-in robes and ceiling fans and ducted air-conditioning  
Master suite with private ensuite and walk in robe  
Main bathroom with double vanity  
Additional powder room, laundry and lock-up garage  
Garden area with water tank  
Sought-after school catchments, Kedron State Primary and High School

Just minutes walk from the Kedron Brook, this home offers a welcoming escape from the everyday. With 23km of bikeways stretching from Mitchelton to Nudgee Beach and hectares of parkland at your doorstep, it's the ideal setting for those who love an active lifestyle.

Enjoy outstanding connectivity with direct links to the city and a short stroll to bus transport, ensuring an easy commute. Only minutes from the CBD, the Airport via tunnel, Coles Kedron, Lutwyche and Chermside Shopping Centres, the Royal Brisbane Hospital, and a vibrant array of shops and dining options, this townhome delivers ultimate convenience in a serene, sought-after location.

Contact Nathan Johnson 0434 101 821 for further information or to inspect today.

## MORE DETAILS

Property ID	1EBAF4N
Property Type	Townhouse
Including	Ensuite Air Conditioning Courtyard Deck Dishwasher Built-in-Robes Fully Fenced Water Tank

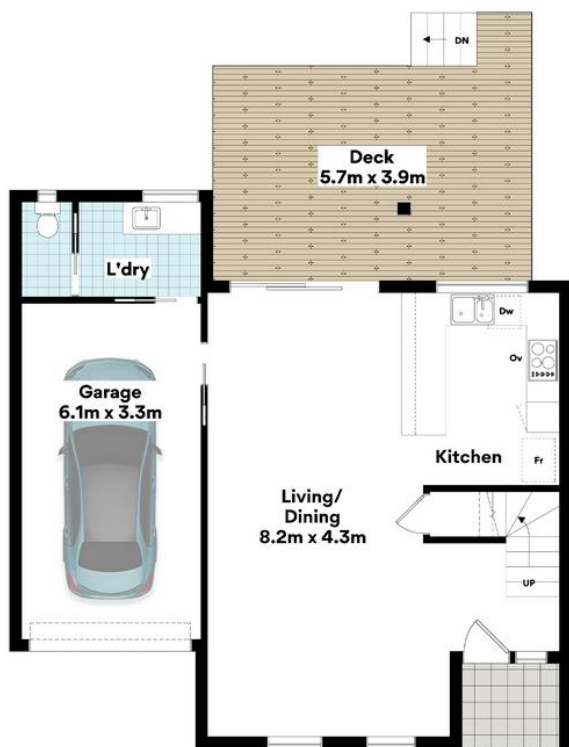
**Nathan Johnson 0434 101 821**

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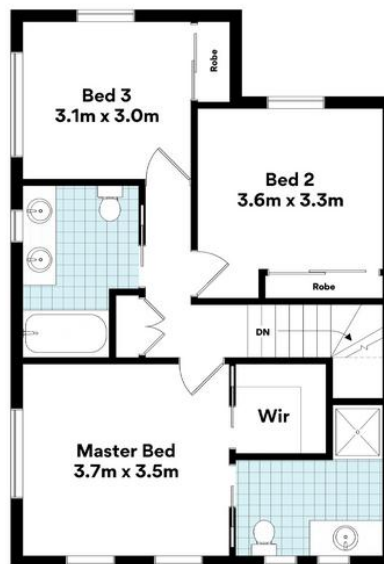
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**GROUND FLOOR**



**FIRST FLOOR**



**4/24 Sadlier St, Kedron**

**FLOOR AREA SIZES**

Internal 129.7m<sup>2</sup> | External 26.8m<sup>2</sup> | Garage 22.9m<sup>2</sup> | **TOTAL 179.4m<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 primopieffs.com.au

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