

1/8 Alice Street, Kedron




Spacious Apartment in a Central Position

Delivering apartment living on an impressive scale just footsteps from Bradbury Park and a short walk to Westfield Chermside, this two-bedroom unit presents the perfect home or investment in Kedron.

Part of a boutique complex of only 14, buyers will appreciate the desirable first-floor position, two exclusive-use car parks, and a generous 157sqm executive layout.

Bathed in natural light and framed by leafy outlooks, the floor plan reveals an expansive lounge and dining area that flows seamlessly to a spacious balcony and a private courtyard, creating a seamless setting for relaxation or entertaining indoors and in the open air. The stone-top kitchen enhances the apartment's functionality and is stylishly appointed with stainless steel appliances and extensive storage.

Two bedrooms, two bathrooms and a separate internal laundry complete the design. Both bedrooms feature built-in robes, while the main bedroom benefits from the added luxury of a dual-vanity ensuite and direct balcony access.

2  2  2 

FOR SALE
Please Call

AGENTS

Tony Cicchiello
0418 747 266
tony.c@ljhclayfield.com.au

AGENCY

LJ Hooker Clayfield
(07) 3262 2434

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**

Perfectly positioned for your lifestyle, this apartment is only 450m from bus stops and 9km from the CBD. Aldi, Chemist Warehouse, cafes and shops along Gympie Road are an easy walk from your door, and you can stroll just 1.4km to the shopping, dining and cinemas at Westfield Chermside. Bradbury Park is right around the corner, perfect for kids and pets, and childcare, top schools and QUT are within close reach.

Property features include:

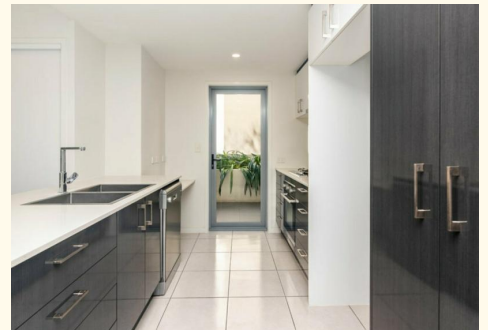
- Lift access from the garage level to the apartment entrance
- 157sqm apartment on the first floor of a boutique complex of 14
- Spacious living and dining area with low-maintenance floor tiles
- Expansive balcony for entertaining and a private courtyard
- Stone-top kitchen featuring a gas cooktop, oven and dishwasher
- 2 bedrooms with BIRs, 2 bathrooms, laundry, 2 exclusive car parks
- Main bedroom featuring a dual-vanity ensuite and balcony access
- Split system air-conditioning and modern downlights
- 450m to bus stops, 1.4km to Westfield Chermside, 9km to CBD

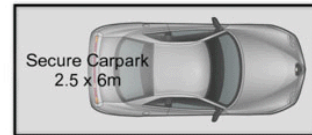
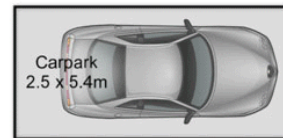
MORE DETAILS

Property ID 32BHXX
Property Type Unit

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Internal area:	91m ²
External area:	37m ²
Carpark area:	29m ²
Total area:	157m²

Tony Cicchiello 0418747266

Unit 1, 8 Alice Street, **Kedron**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

www.alexandrahinsch.com

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