



## Yeronga, 122 Kadumba Street

CHARACTER, CHARM & CONVENIENCE ON 810SQM

122 Kadumba St sits humbly behind the white picket fence. Situated on a large, north facing, flood free, 810sqm block spread over 2 lots, the Queenslander has enjoyed some extensive updates over the last 2 years ready for the next family to call this house their home and enjoy everything the beautiful suburb of Yeronga has to offer.

As you walk through the front gate you are greeted by a beautiful garden and facade. Many will fall in love with the planter box, full of colour, others will be drawn to the leadlight windows that adorn the facade. Enter the home via the few steps into the upper level, making access easy for all ages, a ramp could also be installed if needed. Meander down the hallway and explore the upper level of the home that retains the traditional character features with high ceilings, ornate cornices & ceilings, gorgeous leadlight windows, casement windows, VJ's, wide hallways and hardwood floorboards complimented by a fresh, neutral pallet.

5

3

2

**For Sale**

INVITING INTEREST IN THE \$2M RANGE

**View**

By Appointment

**Contact**

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

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With 5 bedrooms on offer on the upper level, the main bedroom to the left of the hallway providing separation and privacy, is air-conditioned with a walk-in wardrobe, and striking, modern, black, and white ensuite. The other 4 bedrooms are oversized with room for the queen beds and study desks. A study sits at the entry, a perfect work from home space, or extension to the bedroom to add a walk-in robe or playroom. The spacious open plan lounge and dining encourages the family lifestyle. There is also a second living room on this level that could convert to another bedroom if needed, connecting through to the back deck via French doors. The tidy kitchen is ready for an upgrade, but very usable in the meantime with gas cooktop, dishwasher, great storage and connects through to the deck via bi-fold windows. The large, covered back deck completes the upper-level layout, offering the perfect place to entertain and relax, overlooking the beautiful backyard, elevated and private.

Descend the internal stairs to the real bonus of the home. The lower level offers so many living opportunities from a work from home space with separate entry for clients to the perfect teenagers retreat where the friends can come over and play pool and watch movies; the options are endless. The large laundry could double up as a kitchenette making this a perfect self-contained level or ideal extension of the home. There is another covered entertainment space that sits under the deck, along with a new bathroom. Families will love the space this level offers, providing independence when needed for the teenage kids, adults or work from home set up.

There is a large double carport plus great lock up storage areas under the home. To the back of the home there is also a roller door shed, ideal for bike storage with another lock up shed for the garden tools.

Close to every convenience imaginable, walk to the Yeronga Village Shops, Club Yeronga, Hyde Rd dog park, St Sebastian's Primary School, Yeronga State School, Hyde Rd Kindy, bus, and train; a bike ride to the Green Bridge connecting you to the University of QLD and a bike ride to the Tennyson Centre; with easy access to hospitals, universities, Fairfield Gardens shopping centre with both Coles and Aldi and within 5km to the CBD. All the conveniences at your fingertips within the beautiful riverside pocket of Yeronga....it just doesn't get much better!

Notable features of 122 Kadumba St Yeronga at a glance:

- North facing, flood free 810sqm block on 2 lots
- Extensive updates over the last 2 years
- Gorgeous character features include high ceilings, ornate cornices & ceilings, leadlight windows, casement windows, VJ's, wide hallways and hardwood floorboards
- Multiple living and entertainment spaces
- 5-7 bedrooms, depending on your needs
- Main bedroom, air-conditioned with a walk-in robe & modern, black, and white bathroom
- 3 bathrooms, two on the upper level, one on the lower (lower-level bathroom is only 2 years old)
- Updated powder room on the upper level, finished with a striking black and white traditional tile
- Large deck overlooking the beautiful backyard, the perfect place to entertain and relax
- Tidy kitchen with gas cooking (town gas), dishwasher, great storage & bar area connecting through bi-fold windows to the deck



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- Lower level extensively renovated, just under legal height with a large rumpus, home office & bathroom
- Modern, internal laundry, easily accessed by each level with room to add more cabinetry if needed
- Oversized double carport with remote door
- Split system air-conditioning + ceiling fans throughout
- Located in the heart of Yeronga and close to all amenities
- Walk to local coffee shops, St Sebastian's Primary School, Yeronga State Schools, Yeronga Village Shops, parks, Hyde Rd dog park, train & bus
- Bike ride to both the Tennyson Centre & the Green Bridge connecting you to the University of QLD
- Easy access to hospitals, universities, QLD Tennis Centre & Prestige Private Schools
- Only 5km to the CBD.

Call Jane Elvin or Joey Elvin to discuss this opportunity further.

## More About this Property

<b>Property ID</b>	1EFXH31
<b>Property Type</b>	House
<b>Land Area</b>	810 m2
<b>Including</b>	Ensuite Study Air Conditioning Toilets (1) Balcony Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced

### Jane Elvin 0408 344 417

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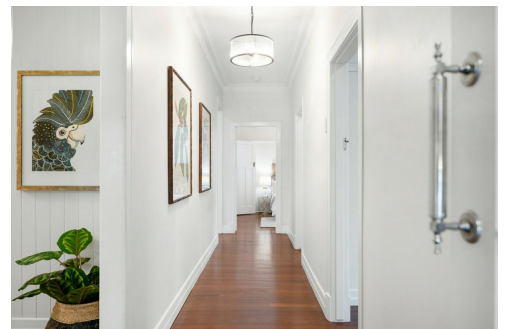
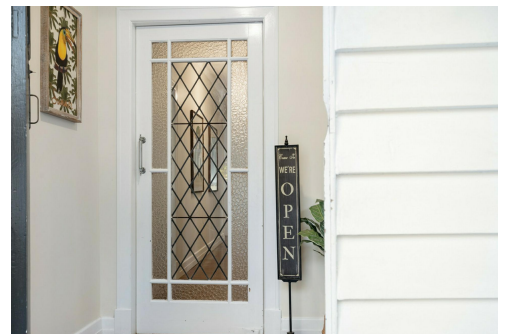
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
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122 KADUMBA STREET

	internal	external
lower	113sqm	28sqm
upper	161sqm	69sqm
total	274sqm	97sqm



*Jane Elvin  
Property*