



Yeronga, 128 Kadumba Street

EXPANSIVE 3136m2 RIVERFRONT, 13m FRONTAGE, FLOOD FREE HOME

128 Kadumba St offers a rare opportunity to secure a flood free 5 bedroom home on an expansive Riverfront parcel of land.

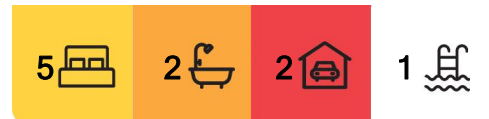
With plenty of space to add a Tennis Court and Basketball Court, plus the safety of a high and dry home with River Views. Sitting on a 13 metre wide River Frontage, there is a 10m Pontoon approval in place, which can berth a 11.7m long boat or yacht as per the BCC approval documentation available on request.

STAND OUT FEATURES

- 3,136sqm of Prime Real Estate
- 13m River frontage
- Beautiful river views
- Private backdrop



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.



For Sale
3136m2 RIVERFRONT - WILL BE SOLD

View
Sat 27th Apr @ 10:00AM - 10:30AM

Contact
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**LJ Hooker Annerley | Yeronga |
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- 5 bedrooms - 2 upstairs and 3 downstairs
- 2 bathrooms - one upstairs and one downstairs
- 2 living areas, one on each level
- Open plan living and dining that flow out to the large deck taking full advantage of the beautiful and private backdrop
- Central kitchen features granite benchtops, ample storage space and quality appliances including a DeLonghi gas cooktop, Electrolux oven and Siemens dishwasher.
- Multiple entertainment spaces which include a covered back deck, downstairs covered entertaining and a large courtyard perfect for BBQ's overlooking the pool
- In-ground Heated swimming pool
- Cricket nets
- Basketball pad
- Split system air-conditioning
- Back To Base monitored alarm
- CCTV System for added security
- Wood burning fireplace features in the main living room
- Walk to St Sebastian's Primary School, bus, train, cafe's, shops, and parks
- A bike ride to the Green Bridge connecting you to the University of Queensland
- Easy access to the Hospitals, universities, Private Schools, Churchie, BBC Grammar and the CBD

Additional options for developers or future proofing your land value or growing an extended family, include, but not limited to:

- Large House can be built at the River Front if so desired STCA
- 3 Lot Subdivision is Code Assessable
- Live in or rent out while waiting for DA BA and Brisbane Development Approval
- Build a secondary dwelling or granny flat for the growing family

Call Jane Elvin to discuss this opportunity further.

More About this Property

Property ID	10JUH31
Property Type	House
Land Area	3136 m ²
Including	Study Air Conditioning Pool Fire Place Courtyard Deck Dishwasher Outdoor Entertaining BUS TRAIN SCHOOL POOL CRICKET NETS DECK RIVER VIEW DISHWASHER AIR-CONDITIONING FIREPLACE

Jane Elvin 0408 344 417

Principal - Sales & Marketing Consultant | j.elvin@ljhookerproperty.com.au

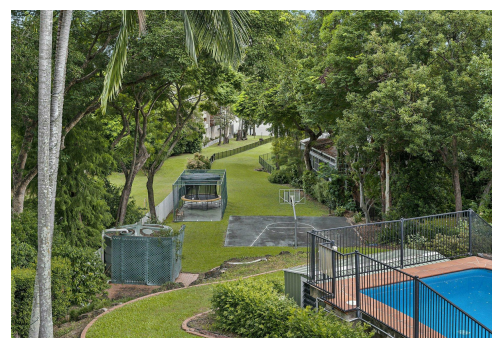
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128 KADUMBA STREET, YERONGA

This plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes. Plants are decorative only. Floor Plan by wideangles.com.au

INT: 248 sqm
 EXT: 226 sqm
TOTAL: 474 sqm