

## Yeronga, 154 Kadumba Street

RECENTLY BUILT, CONTEMPORARY HOME, WITH A RIVER & CITY VIEW

154 Kadumba St has recently been completed, under builder's warranty, offering a flood free, easy maintenance home on the corner of Kadumba St & Rome St South. By-pass the stress & costs of building - start living now and take advantage of this rare offering.

As you walk through the home and appreciate all that is on offer, it is clear this design is all about relaxed, family living. The kitchen takes pride of place at the heart of the home with an island bench, walk in pantry, Caesar stone benchtops, overhead cabinetry, & dishwasher. Beside the kitchen the dining area has ample room for the oversized table, with the living room to the back of the home with a lovely green aspect. The open plan living and dining connect effortlessly to the outdoors, not only creating the perfect indoor-outdoor lifestyle but ensuring the plunge pool is in sight to keep an eye on the kids. The covered entertainment area enjoys a view down to the river & over the backyard. The lower level has the 5th bedroom perfect for Grandparents & guests or if you work from



**For Sale**

INVITING INTEREST FROM \$2,049,000

**View**

By Appointment

**Contact**

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**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.

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**(07) 3848 7369**

home, the ideal home office. There is also a full bathroom available & laundry with no need to use the stairs.

Ascend the timber staircase, designed to create a feature of the home and to optimise light flow, to the bedrooms. The main bedroom is a retreat within itself with a private balcony enjoying views to the river, large ensuite with bath, double shower, dual vanity, and a walk-in wardrobe. The three other bedrooms on this level are located to the front of the home, two with access to the front balcony to enjoy the city views and beautiful northerly breezes. The main bathroom has a separate free-standing bath, separate shower, with a separate toilet down the hall. Families will love the living room on this level, the ideal room for the kids to watch movies & enjoy some separation.

Complete this outstanding package with ducted air-conditioning, oversized double garage, excellent storage, fenced yard with side access that you could store a caravan or do further work to your yard with ease, plunge pool, all you need to do is book the removalist and enjoy everything that has been created.

The location simply can't get much better with walking distance to the river walks, beautiful parks, bus stops, train, St Sebastian's Primary School, Osteria Epoca Italian Restaurant and Cafes; a bike ride to the Green Bridge connecting you to the University of Queensland; within easy access to the Fairfield Gardens Shopping Centre with both Coles & Aldi, Woolworths at Yeerongpilly, QLD Tennis Centre, hospitals, universities & private schools. Yeronga offers an outstanding village lifestyle only 5km to the CBD.

Notable features of 154 Kadumba St Yeronga:

- Recently completed & under builder's warranty
- 405sqm block, flood free & elevated
- Corner block, with side gate access to the backyard to park a caravan, trailer, or just great access to do any work on your yard
- North facing to capture the natural breezes & city views
- Beautiful breezes & views to the river & the city skyline
- Stylish black & white kitchen with Bosch appliances, dishwasher, island bench & walk-in pantry
- Open plan lounge & dining with a leafy aspect
- 5 bedrooms, 4 on the upper level one on the lower level
- Main bedroom with an expansive walk-in robe & luxurious ensuite
- Two living areas - one on each level
- 3 full bathrooms, 1 on the lower level, 2 on the upper level
- Covered outdoor entertainment space overlooking the plunge pool
- Wide & welcoming hallways
- Ducted air-conditioning throughout
- Double garage with room for storage
- Walking distance to the river walks, beautiful parks, bus stops, train, St Sebastian's Primary School & Osteria Epoca Italian Restaurant
- A bike ride to the Green Bridge connecting you to the University of Queensland
- Easy access to the Fairfield Gardens Shopping Centre with both Coles & Aldi, Woolworths at Yeerongpilly, QLD Tennis Centre, hospitals, universities & private schools.

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



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## More About this Property

Property ID	1EFEH31
Property Type	House
Land Area	405 m <sup>2</sup>
Including	Ensuite Study Ducted Cooling Pool Balcony Dishwasher Outdoor Entertaining Fully Fenced

**Jane Elvin 0408 344 417**

Principal - Sales & Marketing Consultant | [j.elvin@ljhookerproperty.com.au](mailto:j.elvin@ljhookerproperty.com.au)

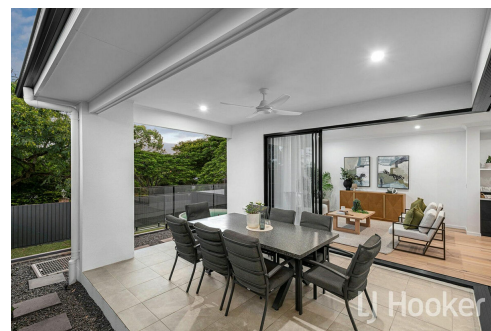
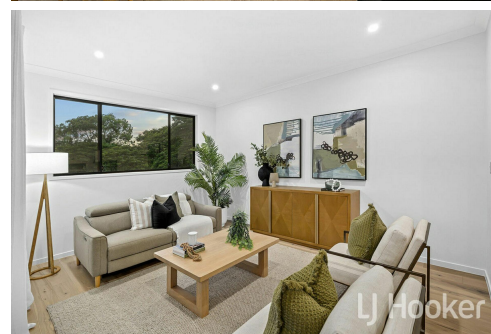
**Josephine Elvin 0457 000 897**

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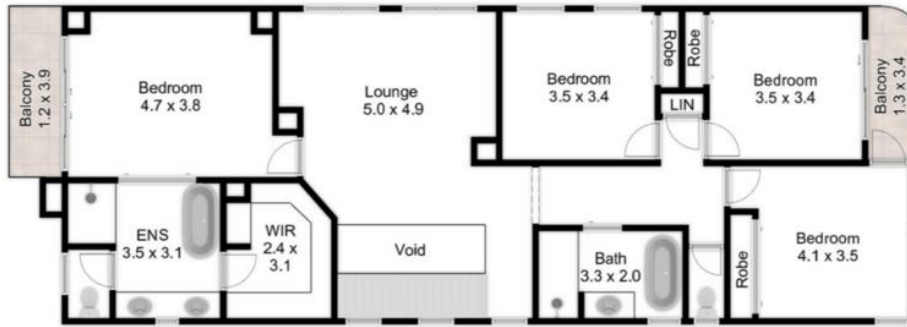
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FIRST FLOOR



GROUND FLOOR

154 Kadumba Street, Yeronga

Internal 278 m<sup>2</sup> | External 36m<sup>2</sup> | Total 314m<sup>2</sup>

5 Bed

3 Bath

2 Car

**LJ Hooker**

**FAST FOCUS**

Floorplan for illustrative purposes only. All measurements are approximate only and should not be relied upon.

**LJ Hooker**

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