

# 1 Fifth Avenue, Kedron, Qld 4031



## House For Sale

Thursday, 9 May 2024

1 Fifth Avenue, Kedron, Qld 4031

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 281 m2**

**Type: House**



David Lazzarini



Callum Lazzarini  
0434195187

## Auction

Auction Location: On Site Conveniently located within an easy walk to City bound transport you'll discover this immaculately presented, refurbished cottage with a downstairs separate entry self-contained studio! The home has been freshly painted inside and out! Other features include:

Upstairs:

- Separate spacious air-conditioned living and dining areas space boasting high ceilings, beautiful ornate cornices and polished hardwood floors.
- Neat and tidy modern kitchen with free standing electric oven and cooktop, Dishlex dish drawer dishwasher, microwave recess, deep full-size pantry plus ample bench space.
- Two bedrooms, both with built-in wardrobes. The main bedroom is very spacious and features a neat and tidy refurbished ensuite.
- Second bathroom with shower over bath combination plus laundry area.
- Large study nook.
- Ceiling fans throughout.
- Private, leafy entertaining area

The tiled Studio with its own separate entrance, separate electricity meter and separate hot water system features:

- Modern kitchenette with freestanding electric stove and cooktop, microwave recess, pantry, single bowl sink, and generous bench space.
- Laundry nook.
- Open plan room, plenty of space for a bed, meals table and couch.
- Immaculate bathroom.
- Private covered entertainment area.

The Studio provides many options, consider: Income producing opportunity either as an airBNB or a permanent weekly rental. Or run your own business from here – hairdressing, business services, the opportunities are endless! Or rent the main house and use the Studio as your City base as needed. All this, and an easy stroll to local schools (Kedron State Primary and State High School, Padua, Mt Alvernia and St Anthony's Private Schools). Approximately 200 metres to acres of parklands, walking and bike paths that meander along the Kedron Brook. Coles of Kedron is within easy reach, and you'll also be perfectly positioned to take advantage of the nearby transport infrastructure including the Northern Busway, Airport Link and Clem 7 Tunnel network.