

10 Bloxsom St, Kedron, Qld 4031

House For Sale

Wednesday, 22 May 2024



10 Bloxsom St, Kedron, Qld 4031

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 607 m2

Type: House



Donna Erskine
0732056633

Offers Over \$1,250,000

Rent out both 2 bedroom flats
Live in one, rent out the other
Convert entire property back to 1 primary residence
Remove and rebuild

Presenting 10 Bloxson Street, Kedron, positioned on a 607m². Dual income possibility in the heart of Kedron. Front 2 bedroom flat is currently vacant (expected rental return \$460-\$480/wk), back flat receiving \$460/wk with a lease in place until November 2024. The entire property is in great condition and could be very easily reconfigured back into one residence if or when the buyer wanted to. The front flat offers a courtyard with stairs to a private patio. Through the french timber doors you are presented with polished floors throughout the air conditioned living area. Modern kitchen with gas stove top, electric oven, (dishwasher as shown in photo's not included). Carpet to both bedrooms with built in robe to the master. Bathroom with shower over bath and a modern vanity. The flat at the rear of the property is a little more basic. Up a small flight of stairs to a front landing, french doors open to the air conditioned living area. Polished timber floors to the living area, a good size kitchen with separate pantry. Bathroom provides a modern feel with tiles floor to ceiling, bath and separate shower. Both bedrooms are carpeted with ceiling fans and a built-in robe to the master. Downstairs is a shared laundry powered separately for both units plus storage areas. Walking distance to Padua College and less than a 10 minute drive to Westfield Chermerside.

Expenses Rates: \$995/qtr approx
Unity Water: \$530/qtr approx

Call Donna Erskine to arrange your inspection, please allow minimum 24 hours notice as the property is currently tenanted. *** Although every effort has been made to ensure the accuracy of the information (written or verbal) relating to this property. Some information has been obtained from third parties and has not been independently verified, accordingly no warranty or responsibility can be accepted by us for any loss resulting from not verifying the information personally. ***