

13 Blythe Street, Kelvin Grove, Qld 4059



House For Sale

Thursday, 15 February 2024

13 Blythe Street, Kelvin Grove, Qld 4059

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Andy Flanagan
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Auction

Auction // Saturday 9th March, On Site at 12:00pm Spanning three levels with views across the northwest landscape and CBD, this freehold home provides low-maintenance inner-city living with no compromise on space. Designed with the perfect balance of indoor and outdoor connectivity and well - designed separation across each floor, the property features four decks and a courtyard, maximising space for relaxation, childrens' playtime and entertaining. Ideally situated on the top-level (to capture the views), the separate living and dining areas showcase natural light, timber floors and seamless cohesion via the central kitchen with stone benchtops and Asko appliances. Flowing to an expansive rear deck, offering exceptional entertaining with distant city views, the fluid layout, with a powder room makes living and hosting easy. On this level there is also a small front deck with glimpses of the city and northwest. Three bedrooms and two stylishly renovated bathrooms occupy the middle floor, including a master suite with a private deck and ensuite. The other bedrooms share an elevated deck and a main bathroom with a relaxing bathtub. The ground floor provides secure parking with a tandem garage featuring a laundry and multipurpose area, perfect for a home office, gym or childrens' play space with direct access to the peaceful rear courtyard. Property features:- Three-storey freehold house on a low-maintenance lot- Elevated position with inner-city, CBD views and northwest landscape - Light-filled living and dining areas opening to dual decks- Central kitchen with stone benchtops and Asko appliances- Three bedrooms upstairs accessing private or shared decks- Master suite with built-in robes and modern ensuite- Second bedroom with a walk-in robe and modern main bathroom- Renovated powder room off the main living area- Tandem garage with multi-purpose room, laundry and access to the courtyard- Air-conditioning, ceiling fans and security screens In a top inner-city position, just 2.4km from the CBD, this property offers every lifestyle convenience at your fingertips. The QUT campus and Urban Village precinct are 450m away, and the children are 650m from Kelvin Grove State College, 1.7km from Brisbane Grammar Schools. City buses are around the corner on Kelvin Grove Road and only 3 stops to the city, The ICB (inner city bypass) and motor way are close at hand. An easy walk to cafes and just moments from Victoria Park, Kelvin Grove Urban Village, Newmarket Village, Suncorp Stadium, Caxton St, Roma Street Parklands, and Paddington, you will love this lifestyle location. The Property Occupations Act 2014 states a price guide cannot be provided for non-priced sales. The website has filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide. ****Disclaimer:**** In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate, and accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein.