

**145 Kirralee Crescent, Upper Kedron, Qld 4055**



**Sold House**

Friday, 1 September 2023

145 Kirralee Crescent, Upper Kedron, Qld 4055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 689 m2**

**Type: House**



Rochelle Adgo

**\$850,000**

Offering a flowing layout with brilliant sizing for families, this single-level home also has a large backyard for classic childhood play! Presenting opportunities to add value as well as enviable appeal for investors, the location provides the perfect blend of leafy parkland with plenty of shopping, schooling and dining nearby. Features Include: 689m<sup>2</sup> Single-level layout with great family sizing Large and flowing living, dining and family room Central kitchen with good storage, stainless appliances and opportunity to add value Covered outdoor entertaining flowing to fenced backyard with room for a swimming pool Four built-in bedrooms; master including private ensuite with growth options Family-appointed main bathroom with separate bath Separate laundry with storage Double garage Close to parkland, transport, schools and shopping Generously sized living, dining and family provide great options for both relaxation and easy connection with the kitchen ideally central for easy family use. Laid out over a U-shaped footprint, there is plenty of storage as well as stainless appliances and wrap-around bench space; in great condition for years of ongoing use whilst also well-sized for an easy profit opportunity. It's easy to enjoy outdoor entertaining with a large covered patio providing plenty of weather protection and a good alfresco extension of the living options. The backyard is completely fenced for peace of mind, landscaped with easy-care demands and even has room for a swimming pool! Each of the bedrooms are generously scaled and include built-in wardrobes. The master has a private ensuite whilst the main bathroom caters to families with a separate bath; both wet rooms in great condition whilst offering scope to add value if desired. Additional features include a separate laundry with storage and double remote garage. Opposite a winding network of leafy parkland and bike paths, the location lends itself to easy family living whilst also providing the amenities you need close by. Shops and schools are in multiple directions, whilst both bus and nearby rail handle larger commuting requirements with ease. Location Snapshot: 80m parkland 240m bus stop 1.4km Ferny Grove State High/Ferny Grove State School/local shops and dining 2km Ferny Grove train station Location Information Upper Kedron is a highly sought-after suburb on the North-Western fringe, approximately 12km from the heart of the Brisbane CBD. A child friendly area with neighbouring parkland, bush walking and great schooling provisions. The transport infrastructure with the Ferny Grove rail corridor and adjoining bus services provides an excellent service for commuters to the CBD and surrounds.