

**16A Gail Street, Kedron, Qld 4031**

Place. 

**Sold House**

Monday, 15 April 2024

16A Gail Street, Kedron, Qld 4031

**Bedrooms: 3**

**Bathrooms: 1**

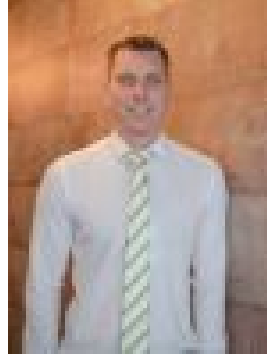
**Parkings: 2**

**Area: 406 m2**

**Type: House**



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Matthew Jabs  
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**\$1,407,000**

Positioned in a beautiful, wide, tree-lined cul-de-sac, just 7km from the CBD. This property presents an incredible opportunity to secure a ready to move in residence on 406m<sup>2</sup>. Surrounded by quality family homes, 16A Gail Street showcases a desirable North / South facing aspect and is set within the Kedron State School and Kedron State High School catchments. Upon entering the home through the garden and front deck area, you will be greeted by an open plan living and dining area with high ornate ceilings, polished hardwood timber flooring and an abundance of natural light. The modern kitchen features a gas cooktop & oven, ample cabinetry, bench space and a servery window opening to the sprawling undercover back deck, the ideal space to entertain all year round. The home is comprised of three bedrooms, one bathroom, a generously sized backyard with fire pit and under house utility area which offers further potential to renovate under the home in the future. Offering great separation between bedrooms, this is the ideal home for families seeking a charming character home in a location which enjoys convenience to schools, cafes, and public transport!

Property Highlights:- Open plan living and dining area with ornate ceilings, polished hardwood timber flooring, all flowing through to the kitchen and expansive undercover deck. - Modern kitchen with 900mm Bosch gas standalone cooktop & oven, stainless steel dishwasher and ample cabinetry, overlooking the dining and deck areas.- Separate dining and living with easy access to the kitchen. - Three generously sized bedrooms with split-system air conditioning and ceiling fans. - Master bedroom featuring beautiful character bay window.- Well-proportioned bathroom with double sinks, ample storage, and shower. - Living area with split-system air conditioning. - Oversized, undercover back deck leading to backyard with landscaping and fire pit. - Garage area and ample storage, all battened off under the home, at legal renovation height.Land Component: - North facing and level 406m<sup>2</sup> parcel of land.- Fully fenced and well landscaped.- Surrounded by quality family homes in quiet cul-de-sac.Kedron is conveniently located just 7 kilometres from Brisbane's CBD and is well serviced by major transport and road infrastructure, including the Northern Bus Way, Clem 7 and Airport Link Tunnels, allowing you to get to where you need to be in no time. Westfield Chermside, Stafford City and Centro Lutwyche are only 5 minutes away as are the beautiful walk and bike ways of the popular Kedron Brook. Popular café, Farmhouse is positioned just a few minutes' away along with the Padua Precinct, just one block away which includes Padua Boys College, Mt Alvernia Girls College, and St Anthony's Primary School. This stunning home represents great value in a pocket that continues to see strong capital growth and strong investment for transport and infrastructure from local and state government. Please contact Ross Armstrong on 0409 299 653 or Matthew Jabs on 0422 294 272 for further information.