

**17 Kent Road, Woolloowin, Qld 4030**



**Sold House**

Friday, 1 September 2023

17 Kent Road, Woolloowin, Qld 4030

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 546 m2**

**Type: House**



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**\$1,505,000**

A unique part of Brisbane's past is ready for new owners. Freshly painted & warmly welcoming, this renovated character cottage, circa 1880s, offers a rare opportunity to purchase a traditional Queenslander home in sought after Woolloowin. Situated on a generous 546m<sup>2</sup> lot, 17 Kent Rd enjoys a spacious floor plan with great flow and fresh neutral decor throughout. Wide french doors connect open plan living to a rear covered deck, large turfed lawn and mature shade trees. This private sanctuary, just 6 km from Brisbane CBD, offers a leafy backdrop perfect for casual entertaining and relaxing at home with family. Inside, traditional timber flooring, beaded pine vertical joinery and French doors blend with generous storage, air conditioning and contemporary kitchen & bathroom to provide the best of both worlds in this delightful home. Features:- 3 generous-sized bedrooms with built in robes- Open plan kitchen, dining & living space- Wide covered entertaining deck at rear- Additional living room- Expansive, fully-fenced back garden surrounded with mature trees- Kitchen - Bosch gas cooktop, electric oven & grill, dishwasher- Large walk-in pantry & laundry- Bathroom - recently renovated with walk-in shower, bathtub and separate toilet & vanity- Traditional features including high ceilings, timber flooring, breezeways, beaded pine vertical joinery, double sash windows & French doors- Recently restored north-facing front verandah- Freshly painted externally- Easy maintenance gardens- Air conditioning, ceiling fans, insect screens & Velux skylight- Fully insulated ceiling with Solar Star ventilation- Security grilles & external sensor lights- New Gas hot water system- New guttering & downpipes- Wide side access with double gates to rear garden- Regular pest treatment program- Single car garage- Secure storage for garden tools under house- Woolloowin State School & Kedron State High School catchments- Close to a range of quality private schools- Walk to Rail & Bus stations - Walk to Kedron Brook, Melrose & Kalinga parks- Walk to local cafes, restaurants, shops & services- Walk to Lutwyche Shopping Centre - Coles, Woolworths, Aldi & specialty stores- Cycle to CBD along dedicated bike paths- Close to Inner City Bypass, Brisbane Airport & Arterial roads Moments to the walking tracks, bikeways & playgrounds of Kedron Brook & Melrose Park, this unique property is located in a tightly-held residential pocket known for its strong community. A short walk from home, rail & bus stations provide regular services for students & city commuters. Quality state and private schools are all close to home. Brisbane airport, Inner City Bypass & major arterial roads are nearby ensuring 17 Kent Rd is perfectly positioned for convenient movement around Brisbane and beyond. Classic Queenslander cottages like this are highly sought after. Be quick to call 17 Kent Rd home. Contact Kim Olsen on 0413 539 865. This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.