

196 Kitchener Road, Kedron, Qld 4031



Sold House

Sunday, 13 August 2023

196 Kitchener Road, Kedron, Qld 4031

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 625 m2

Type: House

\$973,000

This charming Inner North Brisbane, Worker's Style Cottage, has been renovated into a 3 bedroom retreat style home, with oversized deck (51m²) and flyover roof at the rear, that offers views across the leafy back garden. It looks out over sweeping views of Kedron, neighbouring suburbs and to the city, with city lights at night plus beautiful views of the sunrise and sunset. Practical and aesthetically pleasing in design, layout and appearance, this home feels like you're living in a romantic get-away! Cosy front patio with flyover insulated roof; sunny spot for a cuppa. Weather resistant appeal of weatherboard hardwood home. Originally this style of home was designed to withstand Queensland's tropical conditions, which has ensured this home's stability over time. Zero asbestos throughout (certified). Split system air conditioning and built-in wardrobes in each bedroom. You want location, location? This home can truly provide! Short drive to airport, beaches, shopping malls, or Brisbane city (only 7 kms). Easy access to highways in either direction to get to Sunshine Coast or Gold Coast. Ample off street parking. Big on functionality, this tastefully modernised cottage has kept its original charm with floorboards throughout, polished in a modern semi gloss sheen. This home has its original ornate cornices, plus original refurbished cast iron bathtub, shiny freshly painted tiled roof. Fresh air flows, with casement windows to catch the cross breezes and up on stumps for great Queenslander style for added airflow. On entry you are greeted with a soft wash of sunlight, with the curtains pulled back. Central hallway makes for easy access from living room, to bathroom and bedrooms, in the typical worker's cottage simple, functional, square design. Combined open plan lounge/dining area features beach blue colour palette and gives a cosy romantic atmosphere, although most dining in this home will likely be enjoyed 'outdoors' on the spacious back deck. Modern galley style kitchen has French doors which allows for easy access and making it super functional for dining on the deck. Kitchen has loads of pantry space and built-in wine rack. Semi soft close deep kitchen drawers, maximise storage space in this design. All appliances are new or only a couple of years old: dishwasher, electric cooktop and separate electric wall oven. (Optional idea: you could extend the kitchen, an outdoor kitchen area on the deck has been allowed for in the future design.) A luxurious sized main bedroom. Second bedroom has a large modern black framed sliding door with security screen, so breezes or aircon can be enjoyed here and connecting this space with the deck. Awesome spot to enjoy the sun coming up, from your bed! Bedroom three is at the front of the house and has aircon plus built-in cupboard with bi-fold door to maximise use of space. This room has dual access allowing access directly from front porch for home office, or separate entry as bedroom. Modern bathroom designed to maximise the space using both Balinese and Japanese influences. Dimmer lighting for luxurious resort feel and also heater light/exhaust fan for those winter nights. Large bay of modern softclose louvres enhances airflow throughout home but awesome elevation allows for showering or bath privately with city views, alternately, curtains can easily be drawn for maximum privacy. Japanese style open large shower space next to bathtub which also boast second shower head on rail. Balinese rain shower head with great water pressure. Large modern marbled wall tiles and grey floor tiles give a timeless feel. Large original cast iron bathtub has been moved for the new design, refurbished to give it a second life in this home. Floating vanity and bathroom flooded with natural light. The shower/ bath feature a view gorgeous enough it gives a feel like it could almost be an outdoor shower! Space in backyard for your dreams to happen: maybe a pool and Bali hut? (Subject to council approval). Ample backyard lawn space for kids or energetic dogs to play. Downstairs tiled laundry has double duty as it features a second toilet. Back deck is ideal for morning coffee, afternoon tea, evening wine and cheese, whilst watching the pink sky of the sun setting. Night time BBQ with friends, while admiring the city and leafy view. Prestigious schools, in the much sought after Padua and Mount Alvernia College precincts. Very short walking distance to Somerset Hills State School and Kedron Hills Preschool. Coffee shops, cafes, restaurants, pubs and bars within short distance. Features:- Termite barrier installed- Smoke alarms to code- Green batts - insulation throughout ceiling and previous professional vacuum out of ceiling space- Brand new style oyster lighting throughout, with bathroom and deck having down lights on dimmer switches- Colour palette of home features whites, greys, blues and oak- Deck flyover roof allows for maximum breezes and light, Colorbond, insulated, with cement sheeting to withstand weather, and a reverse style fan installed- Bus to city is 3 min walk away- Dog parks, skate bowl only 5 min walk- 2 water tanks- Concreted driveway with side access- Concreted underneath deck area- Fully fenced- Deck fully council approved- Design allows an abundance of natural light as well as creating that indoor/ outdoor feel to the home- Black railings on the deck allow them to visually 'disappear' in your focus to draw your eyes towards the green scape