

**2/26 Kingsley Parade, Yeronga, Qld 4104**



**Townhouse For Sale**

Friday, 26 April 2024

2/26 Kingsley Parade, Yeronga, Qld 4104

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Jane Elvin  
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Joey Elvin  
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## INVITING OFFERS

**BODY CORPORATE INFORMATION:** Body Corporate Levy: \$615.50 /qtr Sinking Fund Balance: \$2,594.92 Located within a small complex, 2/26 Kingsley Pde is located close to every convenience imaginable and within walking distance to parks, schools, shops, and transport. Perfect for both owner occupiers and investors alike, families with children attending university will also love the convenient location. Built as a duplex with only one adjoining wall, the easy living layout offers an open plan living and dining which flows through to a deck and courtyard that wraps around the side perfect for entertaining and relaxing with friends and family. The kitchen is located to the back of the layout with ample bench and cupboard space, stainless appliances & dishwasher. The laundry is conveniently located in the kitchen space. This level also has a powder room. On the upper level you will find two large bedrooms both with new carpet. The main bedroom is air-conditioned with a walk-in robe and ensuite. The spacious main bathroom has a shower over bath, with a toilet at the end of the hall. It simply does not get any more convenient than this location: walking distance to Hyde Rd dog park, Hyde Rd kindy, St Sebastian's Primary School, Club Yeronga, cafes, Yeronga Village Shops, train and the bus (arguably the best transport hub in Brisbane); moments to the recently completed Yeerongpilly Woolworths & speciality shops, Fairfield Gardens Shopping Centre with both Coles & Aldi, QLD Tennis Centre & Yeronga State School; a bike ride to the Green Bridge connecting you to the University of QLD; with easy access to hospitals, universities; and within 5km to the CBD. All the conveniences at your fingertips, it doesn't get much better! Standout features of 2/26 Kingsley Pde, Yeronga:- Small complex of only 3 - house at the front, duplex at the back- Air-conditioned, open plan living and dining with room for the oversized furniture- Kitchen with ample storage & bench space, stainless appliances & dishwasher- Two good sized bedrooms with new carpets- Main bedroom air-conditioned with walk-in robe & ensuite- Main bathroom with shower over bath. Separate toilet at the end of the hall.- Powder room on the lower level- Back deck, perfect for the Weber or a glass of wine. - Oversized courtyard that wraps around the side - Single, lock up garage- Walking distance to Hyde Rd dog park, Hyde Rd kindy, St Sebastian's Primary School, Club Yeronga, cafes, Yeronga Village Shops, train, and the bus (arguably the best transport hub in Brisbane)- Moments to the recently completed Yeerongpilly Woolworths & speciality shops, Fairfield Gardens Shopping Centre with both Coles & Aldi, QLD Tennis Centre & Yeronga State School- Bike ride to the Green Bridge connecting you to the University of QLD Contact Jane Elvin or Joey Elvin to discuss this opportunity further.