

**26 Glenhaven Street, Kedron, Qld 4031**



**House For Sale**

Thursday, 11 April 2024

26 Glenhaven Street, Kedron, Qld 4031

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 620 m2**

**Type: House**



Brooke Copping  
0431067766

## Auction

Step into a world of potential with this charming residence, poised perfectly for first-time homeowners, savvy renovators, or those envisioning their dream abode from the ground up. The proposed plans have already received building approval, so those seeking a new home have a head-start. Seize this prime opportunity to secure your place in the sought-after Kedron precinct, a locale that promises a lifestyle of convenience and community spirit. This property MUST be sold at auction on Thursday 2 May, 6pm, if not prior. Inspect this week and register your interest. Features include:

- Post-war home on single-level
- Four bedrooms, plus study and sunroom
- 620m<sup>2</sup> block, 19.1m frontage
- Building approval received on proposed plans
- Walk to The Colour Nine cafe
- 850m walk to Bradbury Park with off-leash dog area and kids playground
- 3min drive to Padua, Mount Alvernia and St. Anthony's schools

This welcoming home offers an excellent canvas for those with an eye for transformation. The single-level layout encompasses four well-proportioned bedrooms, complemented by a study and a delightful sunroom, providing ample space for a growing family or home office aspirations. The master suite benefits from the convenience of an ensuite, while the other bedrooms share access to a well-appointed main bathroom. Living spaces are generously scaled, with an open plan arrangement that invites natural light and encourages family togetherness. Original polished floors add a touch of character, awaiting your personal touch to enhance their beauty. The large 620 square metre block presents a verdant backdrop for both play and relaxation, with room to extend or reimagine the outdoor spaces. For the visionary, this property includes building approval and plans for a magnificent 5-bedroom family home, tailored to maximise the generous proportions of the plot. Picture your future in a bespoke residence, crafted to your exacting standards. Do not miss this rare chance to craft your dream lifestyle. With approved plans in place for those looking to build anew, and plenty of scope for renovators to add significant value, this home beckons your creativity and passion. Conveniently located only 8kms from the CBD, this home is minutes away from shopping centres and some of the best schools and cafes in town. Kedron is well-served by excellent public transport and road infrastructure including the Northern Busway, Clem 7, and Airport Link Tunnels. Just five minutes to Westfield Chermside and walking distance to Coles Kedron, active families will also appreciate the proximity to the walking tracks of Kedron Brook. This property WILL be sold at auction on Thursday 2 May, 6pm, if not prior. Inspect this week and register for the auction. Enquire online to receive a full information pack. Auction venue: In-rooms, Ray White Wilston, 74 Kedron Brook Rd, Wilston NB: Virtual furniture has been added to the photos.