

**30 Leckie Road, Kedron, Qld 4031**

Place. 

**House For Sale**

Thursday, 7 March 2024

30 Leckie Road, Kedron, Qld 4031

**Bedrooms: 4**

**Bathrooms: 1**

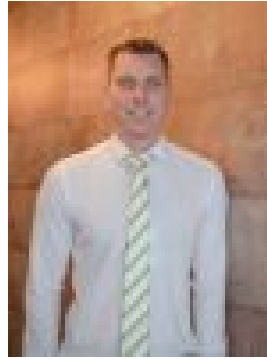
**Parkings: 1**

**Area: 582 m2**

**Type: House**



Ross Armstrong  
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**\$1,200,000 +**

Positioned on an elevated 582m<sup>2</sup> parcel of land and capturing sweeping views of Brisbane City and Mount Cootha, is this beautiful four-bedroom home in the highly sought after suburb of Kedron. Upon entering the residence through the gabled façade, you will be greeted by hardwood timber flooring and ornate decorative ceilings. The home itself comprises an open plan living and dining area, modernised kitchen, four bedrooms, bathroom, powder room, and enclosed rumpus which opens to the undercover patio and fully fenced backyard. This charming home would suit buyers looking to enter the market, young families or downsizers looking for a home in a location which is walking distance to parklands, walking tracks, cafes, public transport, and a mere 7km from the CBD. There is also potential to further renovate or add an extension to the rear of the property later; the possibilities are endless! The Property in Summary:-  
- Light filled open plan living and dining area with hardwood timber flooring, ornate decorative ceilings, and split system air conditioning.  
- Modernised kitchen with Bosch gas cooktop, oven and rangehood, dishwasher, breakfast bar, ample cabinetry, bench space and ceiling fan.  
- Main bedroom with split system air conditioning and built-in wardrobes.  
- Three remaining bedrooms with split system air conditioning and ceiling fans throughout.  
- Bathroom with vanity, shower, and toilet.  
- Tiled rumpus / multipurpose room with louvers connecting to the outdoor patio.  
- Separate laundry and powder room.  
- Undercover tiled patio with clothesline, all opening to the level backyard, the ideal place for children to play and pets to roam in parent's viewpoint, or for hosting gatherings.  
- Extremely private, fully fenced 582m<sup>2</sup> parcel of land.  
- Front lawn with surrounding gardens and a patio to enjoy the city views.  
- Secure lockup single garage.  
Conveniently located:-  
- 15 minutes to the CBD  
- 10 minutes to Royal Brisbane and Women's Hospital  
- A short drive to St Anthony's Primary School, Queen of Apostles Primary School, Mount Alvernia College, Padua College, Clayfield College, and St Joseph's Nudgee College  
- Within the catchment for Kedron State School and Kedron State High School  
- Walking distance to four daycare centres  
- 5 minutes from the beautiful walking and bike tracks of the popular Kedron Brook  
- 5 minutes from Westfield Chermside, Stafford City and Centro Lutwyche  
This property 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. For further details on this excellent opportunity please contact Ross Armstrong on 0409 299 653 or Matthew Jabs on 0422 294 272. \*\*\*Disclaimer\*\*\*This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.