

**33 Jimbour Street, Kalinga, Qld 4030**



**House For Sale**

Monday, 22 January 2024

33 Jimbour Street, Kalinga, Qld 4030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Kim Olsen

## For Sale

Renovated and extended over two levels, 33 Jimbour St caters for relaxed family living. A sleek kitchen, high ceilings and light filled spaces make way for large, shaded decks with private views over lush tropical gardens. On the lower level, a sprawling media room & covered entertaining deck caters for teenage living. Cleverly designed, this large, open plan space provides for a future 5th bedroom or home office with private entrance. 33 Jimbour St really is as practical as it is beautiful. With a North facing aspect and traditional central hallway, the property is naturally cooled during Brisbane's warm summer months. Vertical joinery, leadlights, double sash windows and French doors reflect traditional Queensland architecture. Behind the picket fence, 33 Jimbour St is a private oasis in a city fringe location, just 6km from Brisbane CBD. Exchange lengthy commutes for precious family time in this quiet cul-de-sac location in the heart of popular Kalinga. Features include:- Preferred Northerly aspect to the street- Multiple living spaces over two levels - Kitchen with oversized island bench & 400mm stone benchtop, 900mm freestanding gas/electric cooker, dishwasher, walk in pantry with wine fridge - Main bedroom with walk-in robe, ensuite & french doors to verandah- Family bathroom with separate two way access- Large party sized deck with ceiling fan & built in Weber barbeque & cabinetry- Air conditioning & ceiling fans- Open front verandah & wide central hallway- High ceilings & VJs- French doors, Double sash & leadlight windows- Manicured lawn & low maintenance garden overlooking lush greenery- Recently painted inside & out- Double tandem car spaces - Secure utility space under for storage & workbench- Eagle Junction State School & Kedron State High School catchments- Close to childcare centres & a range of private schools- Walk to local cafes, shops & restaurants- Walk to Eagle Junction rail station - Lutwyche Shopping Village supermarkets & specialty stores- Melrose & Kalinga Parks all close by- Northern Bikeway access to CBD and throughout the city- Moments to Inner City Bypass, major arterial roads and Brisbane airport, - 15m frontage- 6km from the Brisbane CBD- 607m2 fully fenced Popular local restaurants are just a stroll away for Sunday brunch or dinner with friends whilst nearby Lutwyche Shopping Centre offers busy families a range of supermarkets under one roof. Bike tracks & sporting fields, walking tracks & playgrounds are all close at hand. Situated in the Eagle Junction State School and Kedron State High School catchments, 33 Jimbour St is also close to quality childcare and private school with local rail and bus services providing fast commutes for city travellers. With the Inner City Bypass, major arterial roads and Brisbane airport nearby, 33 Jimbour St is perfectly located to provide convenient travel across the city and beyond. More than just a house, this much loved home is ready for a new family to create their own memories. Call Kim Olsen on 0413539865. 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.